

# 18 INHAMS WAY

GRAFHAM • PE28 0UT





# 18 INHAMS WAY

GRAFHAM • PE28 0UT

## AT A GLANCE

- Superbly remodelled, upgraded and improved detached family home.
- Perfectly positioned with fine garden enjoying uninterrupted views over open fields.
- Over 1,350 square feet of spacious and light accommodation with excellent entertaining space.
- Comfortable lounge with feature fire and French doors opening onto the garden.
- Separate dining/family room with French doors to the garden.
- Large conservatory/garden room.
- Fully refitted kitchen/breakfast room with granite counters and comprehensive range of cabinets and appliances.
- Practical laundry/utility room and guest cloakroom.
- Principal bedroom with fitted wardrobes and en suite.
- Garage, office and garden studio.
- Popular Village Location Convenient for Local Facilities and Major Road and Rail Links.

## LOCATION

The village of Grafham is situated close to Grafham Water Reservoir, home to many recreational and sailing facilities. Local amenities include a community run shop and pub, restaurant/bar and village hall. The village is situated mid-way between the A1 and the recently upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchingsbrooke Secondary School catchment area and there is a bus service to both Spaldwick Community Primary and Kimbolton School. Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway. Nearby, the popular and historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There are shops and a cafe, pub/restaurant, Indian restaurant, a doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage.

**Peter  
Lane**  
PARTNERS  
EST 1990  
Town & Country

Offers Over £520,000

**Kimbolton branch: 01480 860400**  
www.peterlane.co.uk Web office open all day every day





## THE PROPERTY

An outstanding opportunity to acquire a delightful family home occupying an enviable position with generous gardens and uninterrupted views over open fields.

The property has been extensively remodelled and improved by the present owners to offer over 1,350 square feet of well-planned, comfortable accommodation that will equally suit the growing family and those looking for exceptional indoor/outdoor entertaining and home working space.

In brief, the property features a generous lounge, separate dining/family room and garden room, all with French doors opening onto the garden terrace.

The kitchen/breakfast room has been fully remodelled and refitted with granite counters, quality cabinets and integrated appliances. There is also a practical laundry/utility room and cloakroom/WC.

The principal bedroom features fitted wardrobes and an en suite, and there are three additional bedrooms and a well-appointed family bathroom.

The double garage has been partially converted to accommodate an office, and there is also ample off-road second studio/office within the garden.

## GROUND FLOOR

Replacement front door with glazed panels opening into the welcoming reception hall with Karndean flooring, guest cloakroom and oak staircase with glass balustrade rising to the first-floor landing.

Glazed double doors open from the hall to the dining room, with contemporary vertical radiator and French doors opening onto the garden patio/terrace, which extends to the side and rear of the property.

The comfortable, dual-aspect lounge has an oriel window to the front and French doors opening onto the rear garden and also features an attractive raised and inset gas flame fire with oak mantle, and recessed ceiling downlighters.

The recently refitted, well-crafted kitchen features granite counters and upstands with undercounter-mounted double sink and water softener and a comprehensive range of cabinets and appliances to include double oven, dishwasher, double oven, induction hob with extractor over, fridge and freezer, concealed lighting and kick-space lighting.

The adjacent utility room has been fitted to complement the kitchen with excellent countertop space, fitted cabinets and plumbing for washing machine. There is an external, wall mounted central heating boiler.

Situated to take full advantage of the views over the garden and fields beyond, the excellent conservatory/garden has a panelled ceiling and glazed doors opening to the garden and, with ample space for a table if required, is the perfect room for summer gatherings.

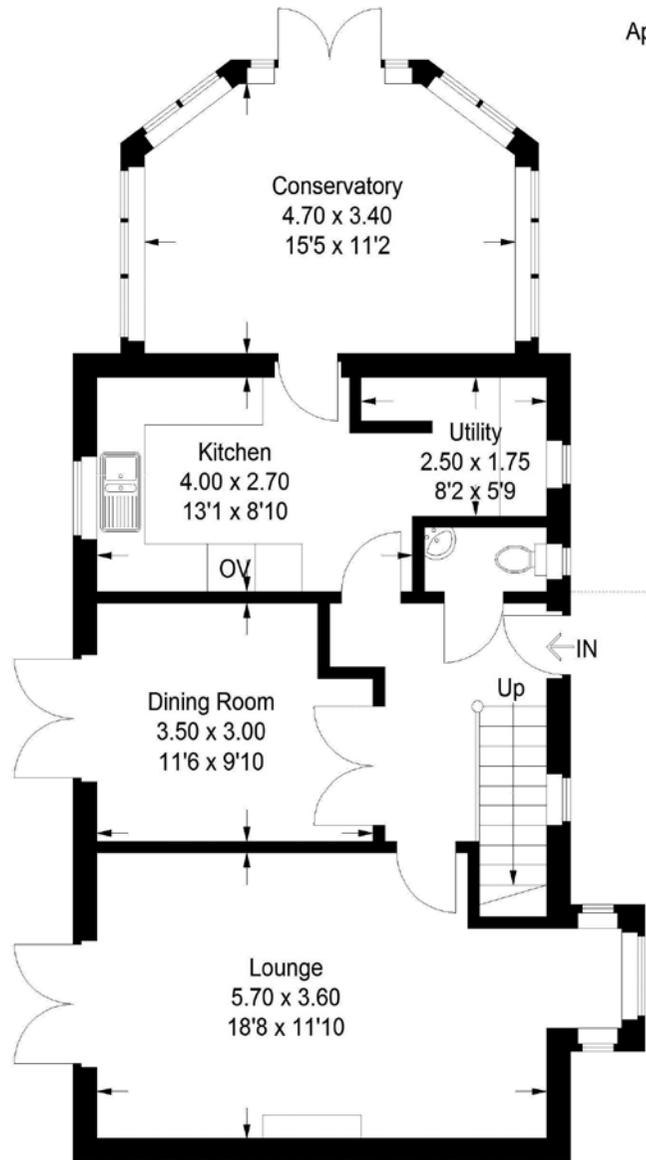
## FIRST FLOOR

The principal bedroom offers both fitted wardrobes, and excellent fully tiled en suite facilities comprising shower enclosure with 'rainfall' and hand shower attachment, vanity unit with washbasin and fitted cupboards and shelving, and WC with concealed cistern.

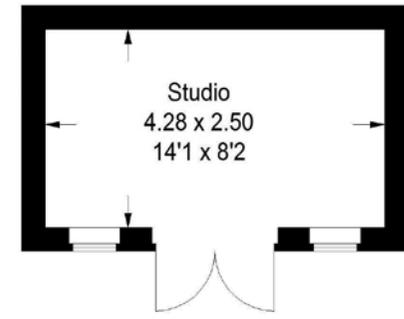
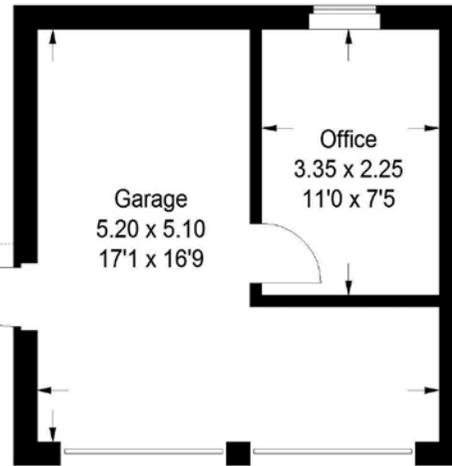
Three of the bedrooms overlook the garden and adjoining fields, and the family bathroom is fully tiled and features a P-shaped bath with independent shower over with glazed screen, vanity unit with washbasin and fitted cupboards and close-coupled WC.



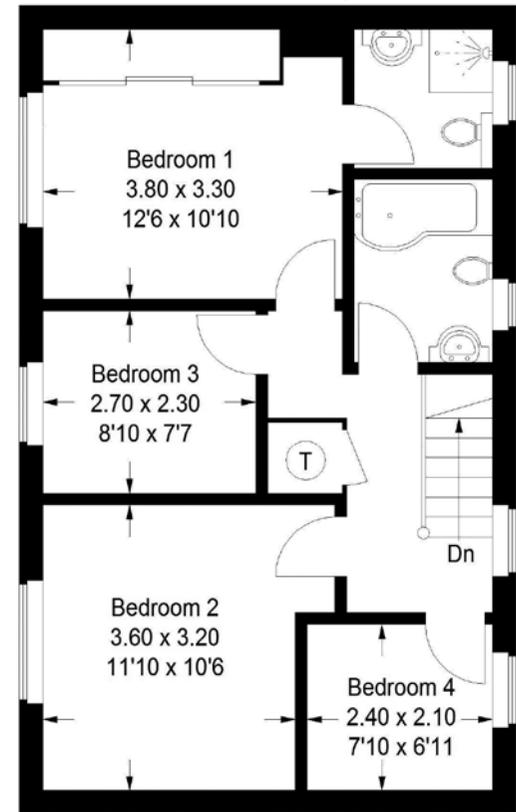
Approximate Gross Internal Area = 128.0 sq m / 1378 sq ft  
 Garage / Office / Studio = 38.2 sq m / 411 sq ft  
 Total = 166.2 sq m / 1789 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1283492)



## OUTSIDE

The property occupies a generous plot with block paved driveway providing ample off-road parking and access to the garage.

Gated side access to the attractively landscaped garden with a fine expanse of lawn interspersed with mature trees and shrub beds, and excellent 'wrap-around' paved terrace.

The **DOUBLE GARAGE** measures approx. 5.20m x 5.10m overall (17' 1" x 16' 9") and has been partially converted to offer **OFFICE/ WORKSHOP** space approx. 3.35m x 2.25m (11' x 7' 5") with current telephone and internet connection.

There is also a **GARDEN STUDIO** measuring approx. 4.28m x 2.50m (14' 1" x 8' 2") with current telephone and internet connection.

## SOLAR PANELS.

Solar array consists of the following:

16 JA Solar 410 Panels.

Solis 6kw Hybrid Inverter.

Fitted bird proofing.

Currently connected to Octopus Energy with buy back system for excess energy not used.

Facility to add storage batteries.

## BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



**Huntingdon**

60 High Street

Huntingdon

Tel : 01480 414800

**St Neots**

32 Market Square

St. Neots

Tel : 01480 406400

**Kimbolton**

6 High Street

Kimbolton

Tel : 01480 860400

**Mayfair Office**

Cashel House

15 Thayer St, London

Tel : 0870 112 7099