

# WALNUT BARN

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GRANGE FARM UPWOOD ROAD • GREAT RAVELEY • PE28 2QU





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RAVELEY • PE28 2QU

- Stunning Barn Style New Home Set In A Generous Half Acre Plot
- In Excess Of 2,800 sq ft Of Accommodation
- Villeroy & Boch Sanitary Ware, Hansgrohe Brassware
- Wonderful Woodland And Countryside Views
- 10 Year Build Warranty
- Versatile Four/Five Bedroom, Three Bathroom Accommodation
- High Specification And Bespoke Finishes Throughout
- Impressive Overall Proportions
- Air Source Heat Pump Providing Heating and Cooling
- Completion May 2023

Peter Lane & Partners are proud to bring to the market the final property within this unique development of new homes by award-winning developer Distinctive Developments. Set in an appealing semi-rural location on the edge of the village of Great Raveley surrounded by open farmland and woodland, Walnut Barn is one of three stunning contemporary new homes at Grange Farm.

Constructed using a mix of traditional and modern materials, this impressive house has been designed and built with sustainability, energy efficiency and low maintenance in mind. With vaulted ceilings throughout the first floor and accommodation above the adjoining garage, this beautifully proportioned home offers over 2,800 square feet of well designed living space.

The impressive island kitchen is finished with a bespoke range of Shaker style timber cabinets set under a quartz worktop with integrated appliances by Bosch. All three bathrooms are finished with Villeroy & Boch furniture and sanitary ware, and Hansgrohe brassware, with rainfall showers and heated towel rails.

An air source heat pump provides a cost efficient means of heating and cooling the house; there is underfloor heating to the ground floor, with fan convector radiators providing both air heating and cooling on the first floor. Oak joinery and a bespoke oak staircase completes the impressive specification of this stunning new build home which comes with a 10 year warranty.

The technical specification includes smartphone controlled electric garage door and four camera CCTV. Fibre has been installed to the house enabling ultra high speed broadband and the property has been wired so it is broadband and EV charge point ready.

The external finish of Walnut Barn complements the stylish interior of this superb new home. There is an extensive lawned area with quality driveway, paths and terracing, gravel driveway with block paved parking area, and garage and open fronted car barn with paved area which lends itself to various uses including a games room, study/workspace or guest bedroom.

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

**Guide Price £1,000,000**

**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day





## SPECIFICATIONS

Windows are by BERECO with long manufacturers guarantees, double glazed.

All sanitary ware is Villeroy & Boch with brassware by Hansgrohe. The central heating is served by a DAIKIN air source heat pump with under floor heating on the ground floor and convector radiators on the first. This innovative system has the benefit of offering both cooling and heating facilities.

Security is covered with a smartphone controlled CCTV system.

Cat 5 wiring throughout and fibre to the premises has been installed to the house enabling ultra-high speed broadband.

The landscaped gardens include a lawn enclosed by Jackson timber fence (25 year guarantee) with sandstone terracing and paths.

The property is EV charge point ready.

## RECESSED ENTRANCE PORCH TO

Hardwood panel door with glazed side panels opening into

## IMPRESSIVE RECEPTION HALL

33' 2" x 18' 8" maximum (10.11m x 5.69m)

Bespoke oak staircase to first floor, under stairs storage cupboard, double doors to walk in storage cupboard. Door to





### KITCHEN/BREAKFAST ROOM

23' 4" x 14' 5" (7.11m x 4.39m)

Fitted with a range of Shaker style base and wall cabinets including display shelving, quartz worktop and upstands; central island with breakfast bar finished in a contrasting cabinet colour and incorporating an induction hob with downdraught extractor; integrated Bosch appliances include wine cooler, dishwasher, larder fridge, larder freezer, oven, combi oven, warming drawer; inset one and a half bowl composite sink with boiling water tap. Windows to front aspect and bi-fold doors to terrace and rear garden.

### UTILITY/BOOT ROOM

8' 6" x 7' 10" (2.59m x 2.39m)

Fitted in a range of Shaker style base and larder cabinets with quartz worktop; inset composite sink with mixer tap. Glazed external door and window to side aspect.

### SHOWER ROOM

7' 4" x 5' 2" (2.24m x 1.57m)

Fitted in a contemporary three piece Villeroy & Boch range of white sanitary ware comprising vanity wash hand basin with mixer tap, low level WC with concealed cistern, over sized shower enclosure with rainfall shower and hose attachment, heated towel rail, extractor.

### STUDY

14' 10" x 10' 7" (4.52m x 3.23m)

Window to side aspect.

### BEDROOM 4

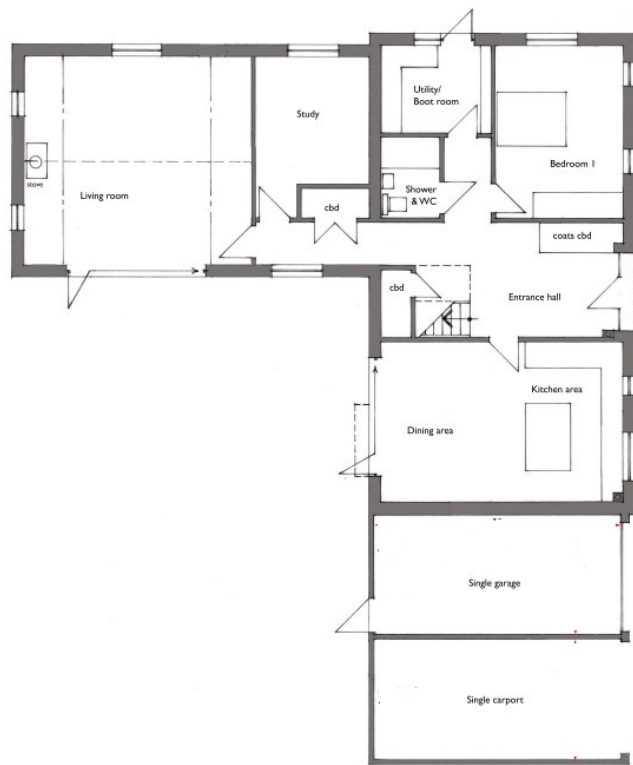
15' 9" x 11' 11" (4.80m x 3.63m)

A light double aspect room with windows to front and side aspects.

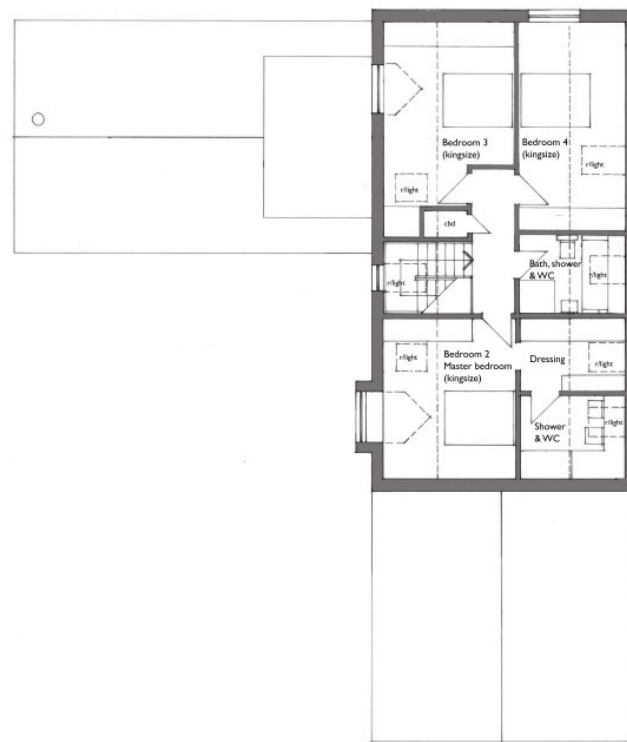
### WALK IN PLANT ROOM

Housing hot water cylinder, heating manifold, media hub and fuse box.





Ground floor plan



First floor plan

## SITTING ROOM

20' 8" x 20' 2" (6.30m x 6.15m)

A stunning triple aspect room with vaulted ceiling and feature king post trusses; free standing contemporary Heta multi fuel stove; bi-fold doors to sandstone terrace.

## FIRST FLOOR GALLERIED LANDING

Half landing window to garden aspect and Velux window, walk in storage, oak balustrade.

## FAMILY BATHROOM

9' 8" x 7' 3" (2.95m x 2.21m)

Fitted with Kaldewei double ended enamel bath set in tiled surround; white Villeroy and Boch wall hung vanity basin with drawers and wall hung WC with concealed cistern; over sized shower enclosure with rainfall shower and hose attachment; wall mounted mirrored lit cabinet; heated towel rail; Hansgrohe brassware

## PRINCIPAL BEDROOM

14' 9" x 14' 3" (4.50m x 4.34m)

Velux windows to rear aspect and picture window with window seat to rear garden aspect. Door to

## DRESSING ROOM

9' 11" x 6' 9" (3.02m x 2.06m)

Velux window to front aspect. Door to

## PRINCIPAL EN SUITE SHOWER ROOM

9' 6" x 7' 7" (2.90m x 2.31m)

Fitted in a range of Villeroy & Boch sanitary ware comprising wall hung vanity basin with drawers, low level WC with concealed cistern, over sized shower enclosure with rainfall shower and hose attachment, back lit vanity mirror, wall mounted cabinet, heated towel rail, extractor, Velux window to front aspect.

## BEDROOM 2

20' 4" x 12' 4" (6.20m x 3.76m)

Velux window and picture window to rear aspect.

## BEDROOM 3

19' 4" x 9' 10" (5.89m x 3.00m)

A light double aspect room with window to side and Velux window to front.

## OUTSIDE

There is an adjoining **Garage** measuring 22' 11" x 10' 10" (6.99m x 3.30m) with electric door, and private door to the rear garden, power and lighting. The adjoining open fronted **Car Barn** measures 22' 11" x 10' 10" (6.99m x 3.30m) also with power and lighting. An external staircase provides access to the **Studio/Bedroom 5** measuring 21' 4" x 14' 9" (6.50m x 4.50m), a light double aspect room with Velux windows to front and rear aspects, eaves storage space; ideal for use as a home office, games room, gym or guest room. The gardens, extending to half an acre, are thoughtfully landscaped and principally extend to the western side of the house, and include lawned area, sandstone paths and terracing, with gravelled driveway and block paved parking area. The adjacent bridleway offers immediate access to the countryside.

## TENURE

Freehold

Council Tax Band - TBA

Town-and-Country





**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

**Peter Lane & Partners**  
EST 1990  
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