



# 25 CASTLE GARDENS

KIMBOLTON • PE28 0JE



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## KEY FEATURES

- Exceptional family home on corner plot in this sought-after location.
- Gardens with southerly aspect and not overlooked to the rear.
- Backing onto the 'Duchess Walk' belonging to Kimbolton Castle.
- Lounge with open fire and dining area opening into conservatory.
- Family room and additional study/home office.
- Superb kitchen/breakfast room with comprehensive range of cabinets.
- Spacious reception hall with guest cloakroom.
- Principal bedroom with refitted en suite.
- Three further bedrooms and refitted family bathroom.
- Guest cloakroom and useful laundry/utility room.
- Garage and additional off-street parking.

## KIMBOLTON

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street is a scene of constant activity and boasts a wide variety of shops and eateries, two pub's, chemist with post office, dentist and health centre, garage and small supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the newly upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. The University City of Cambridge lies less than 30 miles to the east with a Guided 'bus service running from St Ives. Both London Luton and London Stansted are approx. one hour away.

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Guide Price £650,000

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## THE PROPERTY

An extended and substantially improved detached residence of exceptional quality, well-positioned in this genuinely sought-after location close to the High Street and amenities. The property offers around 1,900 square feet of well-presented accommodation featuring four reception areas plus conservatory and an excellent kitchen/breakfast room which together offer excellent entertaining space.

## GROUND FLOOR

Front canopy porch and outside coach lamp, with composite front door opening into a welcoming reception hall with guest cloakroom and door to a home office. The comfortable lounge features an open fireplace and extends to the dining room with hardwood flooring and which in turn has sliding patio

doors to the hardwood and glazed conservatory. Also off the lounge is an additional family room, also with hardwood flooring and French door opening onto the garden.

The kitchen/breakfast room offers a comprehensive range of quality cabinets, extensive counter tops with inset ceramic sink and incorporating a breakfast bar, dishwasher and space for a range cooker with extractor hood over. Karndean flooring extends from the kitchen into the adjacent laundry/utility room which also provides access to the garage and garden.

## FIRST FLOOR

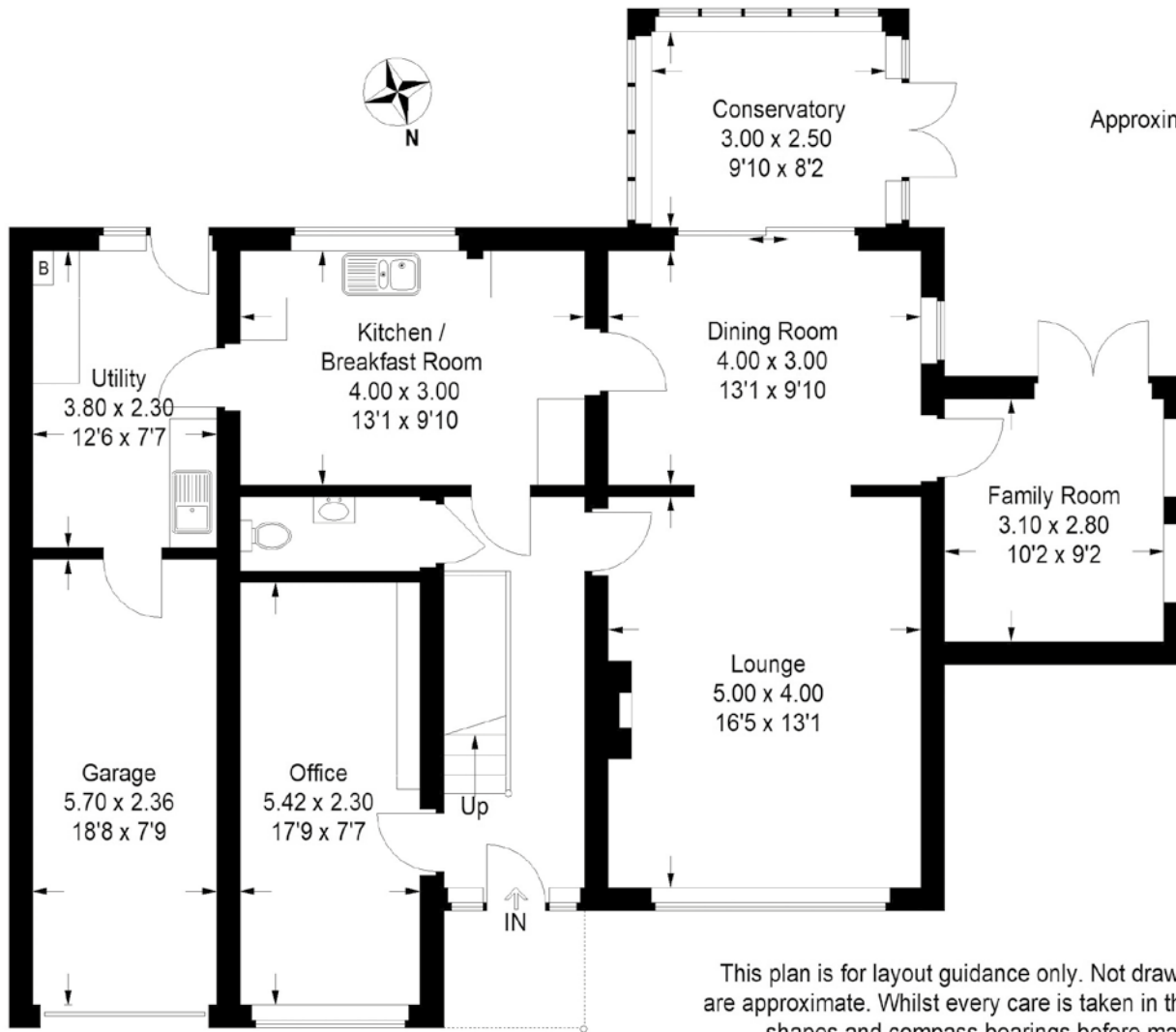
A part-galleried landing provides access to the four bedrooms, including the principal bedroom with an extensive range of fitted wardrobes and a refitted en suite with double walk-in shower enclosure. Bedroom two also offers full height fitted wardrobes and the family bathroom has also been refitted a features a bath with independent shower over. Bedroom for is currently dressed as a study, but both the remaining bedrooms offer generous sleeping accommodation for the family.

## OUTSIDE

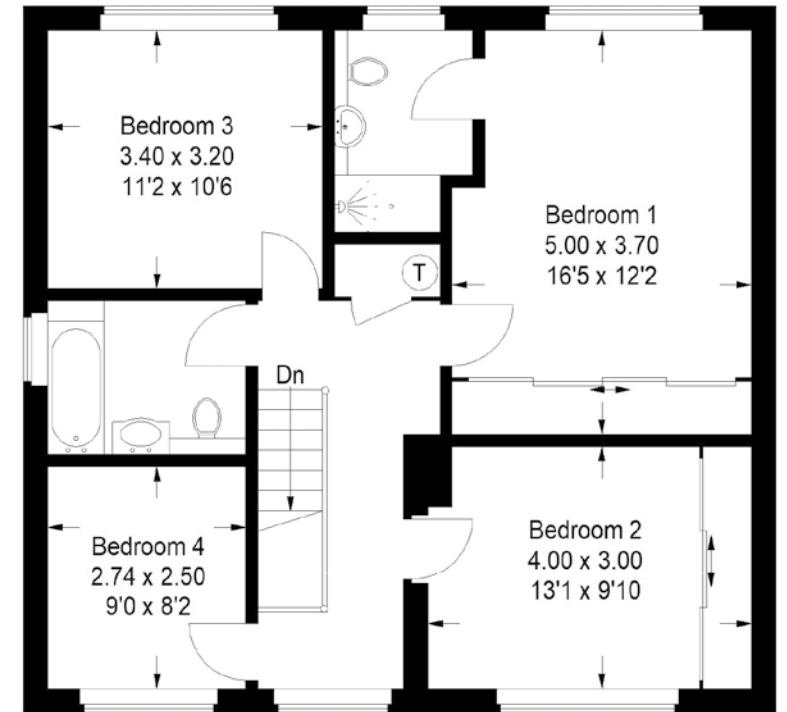
The property is set back with lawned frontage and a block-paved driveway providing ample off-road parking and access to the garage with electric roller door.

A side gate leads to the delightful rear garden which is wonderfully secluded by old wall and fencing and has been attractively landscaped with shaped lawn, rose and shrub borders, mature climbing plants and gravelled seating areas.





Approximate Gross Internal Area (Including Garage) = 190.0 sq m / 2045 sq ft

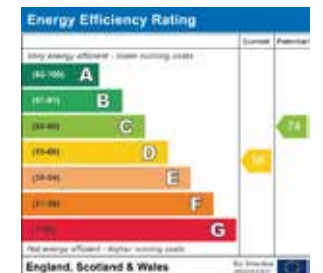


**First Floor**

**Ground 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. (ID969581)

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