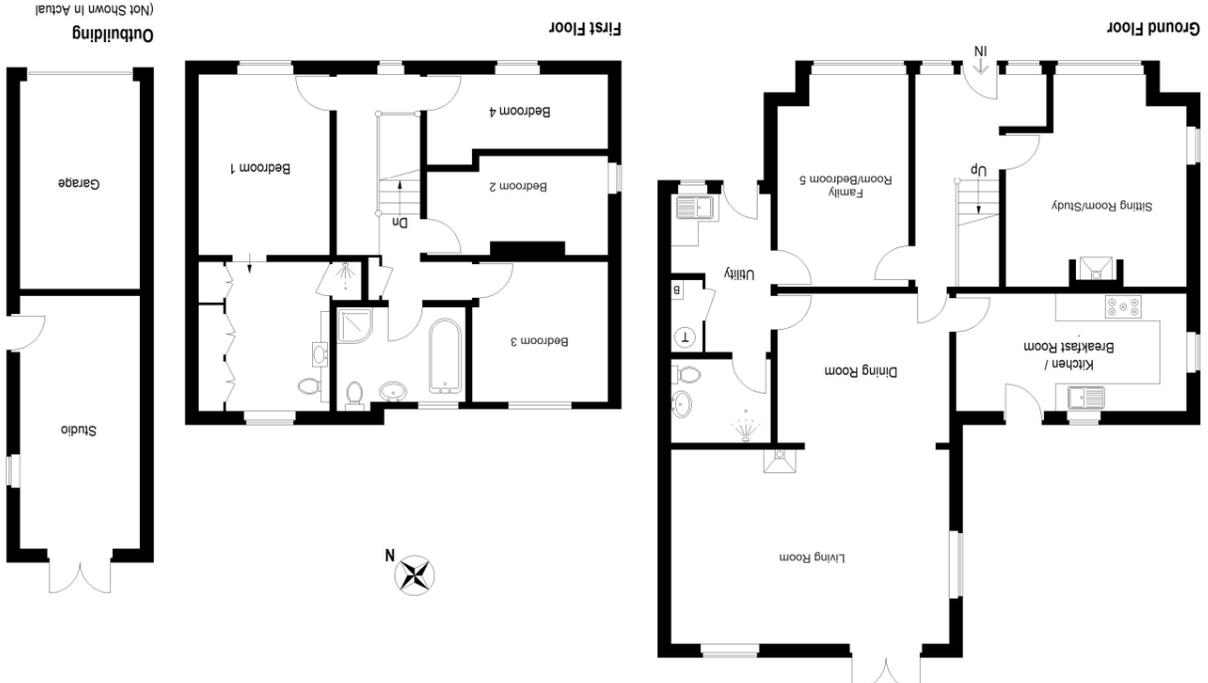


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1082218)



Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
 Outbuilding = 28.2 sq m / 303 sq ft
 Total = 204.7 sq m / 2203 sq ft

Outbuilding
 (Not Shown in Actual
 Location / Orientation)

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

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property.



- Impressive Edwardian Farmhouse
- Beautiful Mature And Private Gardens
- Ample Parking Provision
- Versatile Accommodation
- Solar Panels Installed
- Extended Accommodation
- Garaging And Detached Studio
- Desirable Hartford Village Location
- Annexe Potential



Integral Storm Canopy Over
Heavy panel front door accessing

Reception Hall

17' 5" x 9' 5" (5.31m x 2.87m)
Double panel radiator, understairs recess, stairs extending to first floor, coats hanging area, surface timber work, composite floor covering.

Sitting Room/Study

14' 9" x 13' 1" (4.50m x 3.99m)
A light, double aspect room with picture windows to front and side aspects, two double panel radiators, coving to ceiling, central fireplace recess with grand carved surround, brick tiled hearth and inset Living Flame coal effect gas fire, shelved display recesses, dimmer switch.

Family Room/Bedroom 5/Annexe Bedroom

15' 1" x 9' 5" (4.60m x 2.87m)
UPVC Georgian bar picture window to front aspect, single panel radiator, extensive wardrobe range, fixed display shelving, double panel radiator, inner door to

Laundry/Boot Room/Kitchenette

12' 2" x 7' 1" (3.71m x 2.16m)
Coats hanging area, access to loft space, recessed lighting, appliance spaces, base and wall mounted units with work surfaces and re-tiled surrounds, single drainer stainless steel sink unit with mono bloc mixer tap, recessed lighting, extractor, utilities cupboard housing gas fired central heating boiler serving hot water system and radiators, hot water cylinder, ceramic tiled flooring.

Wet Room/ Shower Room

7' 0" x 6' 9" (2.13m x 2.06m)
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, floor draining independent shower unit, heated towel rail, full ceramic tiling, recessed lighting, extractor, ceramic tiled flooring.

Dining Room

13' 1" x 10' 11" (3.99m x 3.33m)
Double panel radiator, wall light points, engineered Oak flooring, open access to

Living Room

20' 4" x 13' 5" (6.20m x 4.09m)
Part of a more recent addition that creates an impressively proportioned and light reception space, with windows to two rear aspects and French doors leading on to the garden terrace, vaulted ceiling extending to 2.84m in height, wall light points, two double panel radiators, central Clearview 650 wood burner with tiled hearth, TV point, telephone point, engineered Oak flooring.

Kitchen/Breakfast Room

18' 8" x 9' 10" (5.69m x 3.00m)
A double aspect room with UPVC picture window to side and glazed door to garden terrace, re-fitted in a quality range of Shaker style cabinets with complementing and contrasting grey tones with Corian work surfaces and up-stands, under unit lighting, integral Neff electric oven and induction hob, space and plumbing for American style fridge freezer, inset single drainer sink unit with mono bloc mixer tap, plumbing for automatic dishwasher, drawer units and pan drawers, ceramic tiled flooring.

First Floor Galleried Landing

UPVC Georgian bar picture window to front aspect, shelved storage cupboard.

Principal Bedroom

12' 11" x 9' 10" (3.94m x 3.00m)
Double panel radiator, UPVC Georgian bar window to front aspect, inner access to

En Suite Shower Room

10' 10" x 7' 0" (3.30m x 2.13m)
UPVC window to garden aspect, re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, surface mounted vanity unit with mono bloc mixer tap, cabinet unit and additional drawer units, screened shower enclosure with independent shower unit fitted over, extractor, wall mounted electric heater, shelved airing cupboard, two double wardrobes with hanging and storage, vinyl flooring.

Bedroom 2

13' 1" x 7' 5" (3.99m x 2.26m)
UPVC window to side aspect, radiator.

Bedroom 3

10' 2" x 9' 10" (3.10m x 3.00m)
UPVC window to rear aspect, double panel radiator.

Bedroom 4

12' 10" x 5' 5" (3.91m x 1.65m)
UPVC Georgian bar picture window to front aspect, double panel radiator.

Family Bathroom

9' 10" x 6' 8" (3.00m x 2.03m)
Fitted in a four piece reproduction period white suite retaining the original roll top claw foot bath, pedestal wash hand basin, low level WC, heated towel rail, screened shower enclosure with independent shower unit fitted over, recessed lighting, dado rail, tongue and groove panel work, picture window to garden aspect, exposed timber flooring.

Outside

The property stands beautifully in mature and private gardens. The frontage is primarily lawned with a selection of fruit trees, ornamental shrubs, raised beds and specimen trees. The frontage is enclosed by a combination of panel and picket fencing. There is an extensive gravel driveway giving parking provision for a number of vehicles, outside lighting and gated access extending to the rear. The rear gardens are beautifully arranged, private and mature with an extensive paved terrace, outside lighting, several pleasant seating areas, a rainwater harvesting system, a central area of lawn edged in ornamental deciduous shrubs, specimen and ornamental trees. To the rear is a neatly arranged vegetable preparation area, with timber constructed planters, a bespoke Hartley Botanic greenhouse and further selection of ornamental trees and notable Birch tree, potting shed and gravelled standing/seating area, areas of paving enclosed by mature boundaries and offers a good degree of privacy.

Studio/Garden Room

18' 8" x 7' 9" (5.69m x 2.36m)
A range of versatile uses with French doors and window to garden aspect. There is also a **Single Garage** with up and over door, window to side aspect, power and lighting.

Tenure

Freehold
Council Tax Band - F

