

I HANNAH COURT

HIGH STREET • BRINGTON • PE28 5BW





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AT A GLANCE

- Outstanding, High Specification Village Residence Set Well-Back from the Road.
- Generous, Delightfully Landscaped Gardens Backing onto Open Countryside.
- Over 2,000 Square Feet of Wonderfully Versatile Living, Entertaining and Homeworking Space.
- Stunning 3 lft. Kitchen/Breakfast/Family Room with Patio Doors Opening onto the Garden.
- Also Features Welcoming Reception Hall with Guest Cloakroom and Large Laundry/Utility room.
 - Dual Aspect Sitting Room with Feature Fireplace, Separate Study/Home Office.
 - Principal Bedroom Suite with Dressing Room and Shower Room.
 - Bedroom Two/Guest Room with En Suite.
 - Two Additional Double Bedrooms and Family Bathroom.
 - Double Garage and Garden Studio/Summer House.
- Excellent Village Location Convenient for Local School and Access to Major Road and Rail Links.

The growing village of Brington lies approximately half a mile north of the recently upgraded A14 dual carriageway. The village has become increasingly popular in recent years, due to its fast road networks to both East and West. The village has a pleasant blend of properties ranging from large modern executive homes through to period dwellings. The properties are well spaced, and the village does benefit from a number of attractive wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has additional day care for the pre-school children. It serves Hinchingbrooke

School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away). The A1 is about 8 miles

Southeast giving excellent dual carriageway access both north and south and to the A14 and the M11 beyond. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away. It is also conveniently located for easy access to airports such as Luton, Stansted and East Midlands.

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THE PROPERTY

Although just three years old, the present and original owners have carefully upgraded this fine village residence to create a bespoke family home of undoubted quality, with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and countryside views.

The well-planned layout extends to over 2,000 square feet and will equally suit the growing or extended family and those looking for a comfortable, contemporary home with excellent facilities for families, home working and wonderful indoor/outdoor entertaining space.

Part of a small, select scheme where just two of the properties are detached and occupying an enviable plot, the accommodation comprises in brief; a welcoming reception hall with guest cloakroom, comfortable sitting room with attractive fireplace, versatile study/home office/snug and a fabulous kitchen/breakfast/family room with quartz counters, comprehensive range of cabinets and new-fitted patio doors opening onto the garden, plus a large and practical utility/

laundry room. There are four generous double bedrooms including the principal with dressing room and en suite, bedroom 2 with en suite, and a well-appointed family bathroom.

GROUND FLOOR

Slate-tiled steps up to composite front door opening into the welcoming reception hall with quality vinyl flooring, guest cloakroom and staircase rising to the spacious first-floor galleried landing.

Situated to the rear to take full advantage of the garden views, the superb kitchen/breakfast/family room extends some 31 feet with quality vinyl flooring throughout and newly fitted four-panel patio doors opening onto the garden terrace.

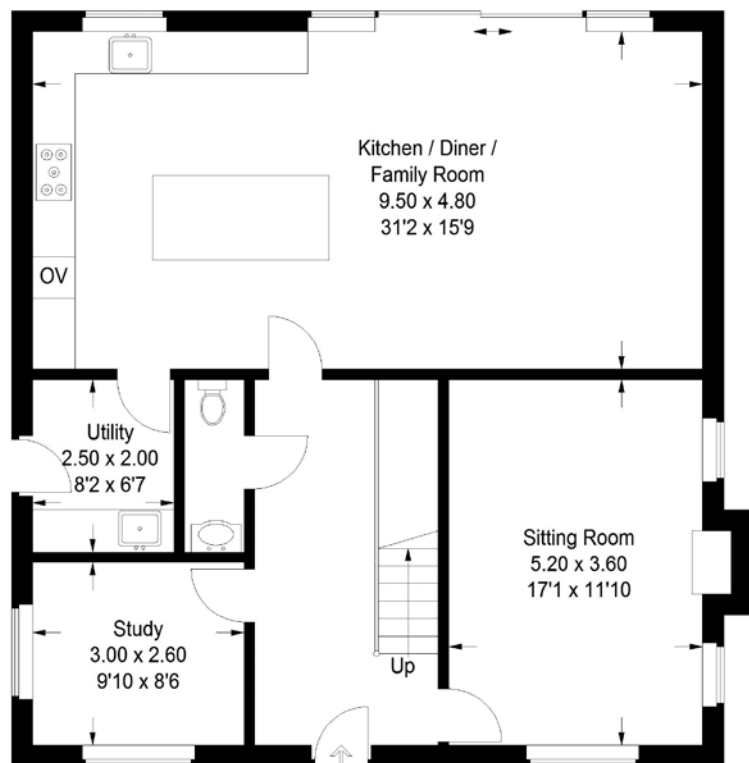
The beautifully crafted kitchen area is fitted with Silestone Quartz counters, under counter mounted sink with brushed metal mixer tap and a comprehensive array of Shaker-style cabinets including pull-out larder, and range of appliances to include double oven and oven/microwave, ceramic hob with extractor hood, integrated dishwasher and space for an American-style fridge/freezer. The contrasting central island features pendant lighting over, and there are recessed ceiling LED downlighters.

The adjacent utility room has been fitted to complement the kitchen with hardwood countertop, butler sink, fitted cabinets, plumbing for washing machine and dryer, door to the garden – ideal for muddy boots and dogs!

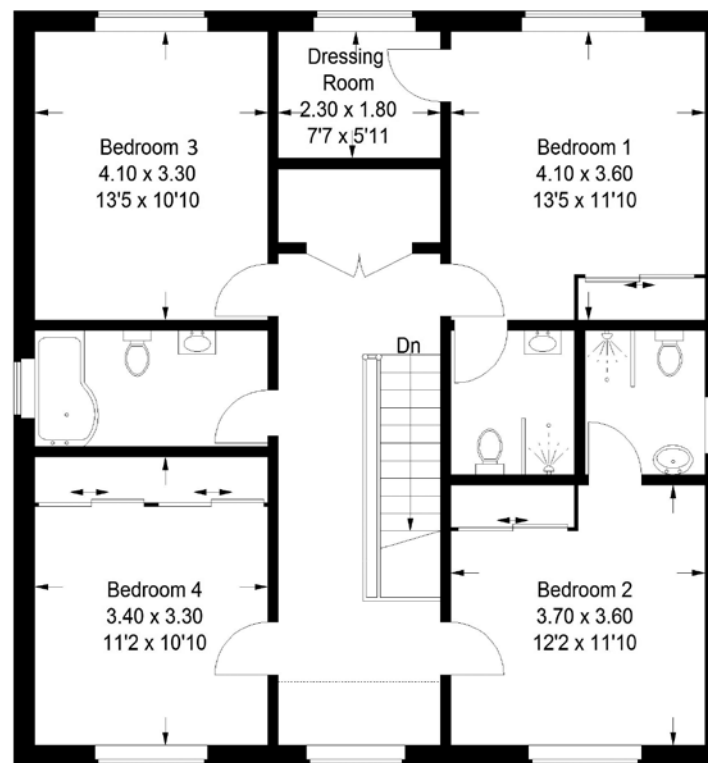
Back into the hall, there is a comfortable, dual aspect sitting room with attractive brick fireplace recess and timber mantle, and a useful additional reception room ideal for use as a study/home office or cosy snug.



Approximate Gross Internal Area = 194.1 sq m / 2089 sq ft
 Double Garage = 32.0 sq m / 344 sq ft
 Outbuilding = 11.8 sq m / 127 sq ft
 Total = 237.9 sq m / 2560 sq ft



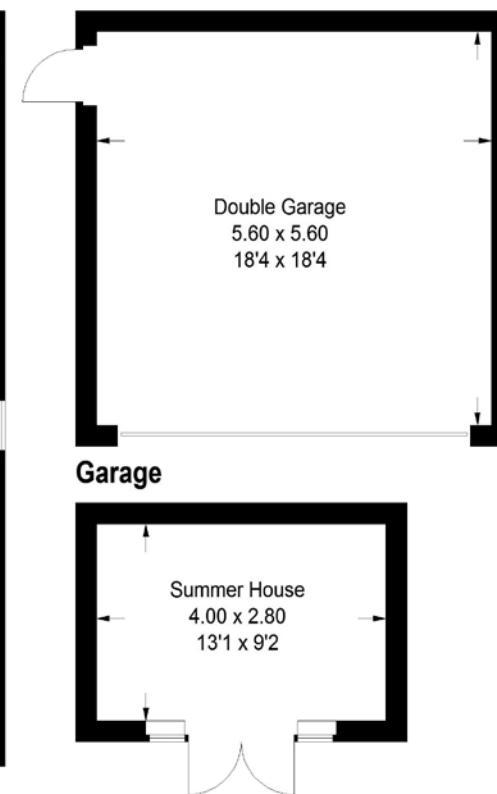
Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0

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. (ID1127854)
 Housepix Ltd



Outbuilding
 (Not Shown In Actual Location / Orientation)



FIRST FLOOR

The spacious landing features a window to the front, twin rooflights and delightful gallery overlooking the hall.

There are four generous double bedrooms, three with fitted mirror-fronted wardrobes; the principal bedroom also offers both a walk-in wardrobe/dressing room with hanging and shelf space and a fully tiled en suite shower room.

Bedroom two, with its range of mirror fronted wardrobes and fully tiled en suite makes an ideal guest room.

The well-appointed family bathroom is fully tiled and is fitted with suite comprising 'P'- shaped bath with Monsoon shower over, vanity unit with basin and storage cupboards and WC with concealed cistern. Radiator/towel rail and recessed ceiling downlighters.

OUTSIDE

Block paved approach road and private driveway which provides extensive parking and access to the double garage.

The property occupies a superior plot which has been attractively landscaped with recently laid full-width patio area, raised 'sleeper' planters, a fine expanse of lawn bordered by a variety of trees and shrubs. There is a gravelled pathway leading to the summer house and area of wild garden with meandering hazel fencing.

DOUBLE GARAGE

5.60m x 5.60m (18' 4" x 18' 4")

Recently replaced electric roller door, light and power, personal door.

TIMBER SUMMER HOUSE

4.00m x 2.80m (13' 1" x 9' 2")

Insulated, with glazed double doors, light and power, outside lights.



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