

6 THE WATERHAVEN

EARITH • PE28 3RH





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- Stunning Riverside Home
- Five Bedrooms
- Heated Swimming Pool
- 60m Rear Garden
- Double Garaging
- Private Moorings and River Frontage
- Beautifully Appointed Annexe/Home Office
- Exclusive Riverside Development
- High Standard of Presentation Throughout

This stunning riverside home is positioned within a small exclusive development of six individual homes. The house gives generous extended family sized accommodation arranged over two floors and is well presented throughout.

The first floor gives five bedrooms with en suites to both master and guest room suite with updated sanitary ware. The ground floor is centred around a well appointed kitchen/breakfast room and gives three reception rooms including an impressive garden room/conservatory.

The gardens are beautifully arranged and extend approximately 60 metres in length.

There is a heated swimming pool, private mooring of 8.8m (29ft) and lovely river views. There is double garaging (one half converted to utility room) and ample parking provision.

Overall a wonderful family home with private river frontage and mooring.

Must be viewed to be appreciated.



Peter Lane &
PARTNERS
— EST 1990 —
Town & Country

Guide Price £885,000

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



ENTRANCE PORCH

Timber front door with glazed and decorative panels leading to

RECEPTION HALL

21' 4" x 18' 4" (6.50m x 5.59m)

An 'L' shaped space with stairs to first floor with under stairs storage, coving to ceiling, central heating thermostat, engineered Oak flooring, French doors accessing **Garden Room/Conservatory** to the rear.

CLOAKROOM

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cupboard storage, UPVC window to front aspect, heated chrome towel rail, extractor, coving to ceiling, ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM

17' 5" x 12' 2" (5.31m x 3.71m)

A light double aspect room with UPVC window to front and UPVC door and window to garden terrace to the rear, fitted in a range of quality traditional Oak cabinets with complementing work surfaces and tiled surrounds,







single drainer sink unit with mono bloc mixer tap, concealed gas fired central heating boiler serving hot water system and radiators, central island incorporating breakfast bar with further cupboard storage and glass fronted display cabinets, drawer units and pan drawer, space for cooking range with stainless steel extractor fitted above, recessed lighting, coving to ceiling, ceramic tiled flooring, internal double doors access

DINING ROOM

13' 5" x 11' 6" (4.09m x 3.51m)

UPVC window overlooking garden terrace, coving to ceiling, engineered Oak flooring.

SITTING ROOM

17' 9" x 15' 1" (5.41m x 4.60m)

Internal UPVC door and picture window to **Garden Room/Conservatory**, central natural stone fire place with inset Living Flame coal effect gas fire and marble hearth, coving to ceiling, engineered Oak flooring.

GARDEN ROOM/CONSERVATORY

20' 4" x 11' 2" (6.20m x 3.40m)

Of brick based UPVC double glazed construction with French doors accessing garden terrace to the rear, wall light points, slate flooring.

UTILITY ROOM/BOOT ROOM

16' 9" x 8' 2" (5.11m x 2.49m)

Fitted in a range of units with work surfaces, single drainer stainless steel sink unit, glass fronted display cabinets, appliance spaces, drawer units, part of a garage conversion, interconnecting door to

SINGLE GARAGE

17' 5" x 8' 10" (5.31m x 2.69m)

Electrically operated up and over door, power, lighting and eaves storage space.









FIRST FLOOR LANDING

UPVC window to front aspect, access to insulated loft space, double airing cupboard housing hot water cylinder and shelving, radiator with decorative cover, part vaulted ceiling.

PRINCIPAL BEDROOM

15' 1" x 11' 6" (4.60m x 3.51m)

UPVC window to rear aspect, radiator with decorative cover, telephone point, inner access to

EN SUITE SHOWER ROOM

8' 2" x 5' 7" (2.49m x 1.70m)

Re-fitted in a contemporary range of sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin, cabinet storage, UPVC window to front aspect, full ceramic tiling, over sized screened shower enclosure with independent shower unit fitted over, recessed lighting, ceramic tiled flooring.

GUEST SUITE (BEDROOM 2)

11' 10" x 11' 6" (3.61m x 3.51m)

UPVC window to rear aspect, radiator with decorative cover.

DRESSING ROOM

5' 7" x 3' 8" (1.70m x 1.12m)

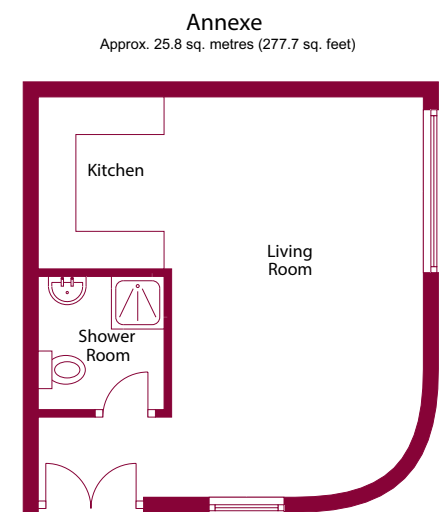
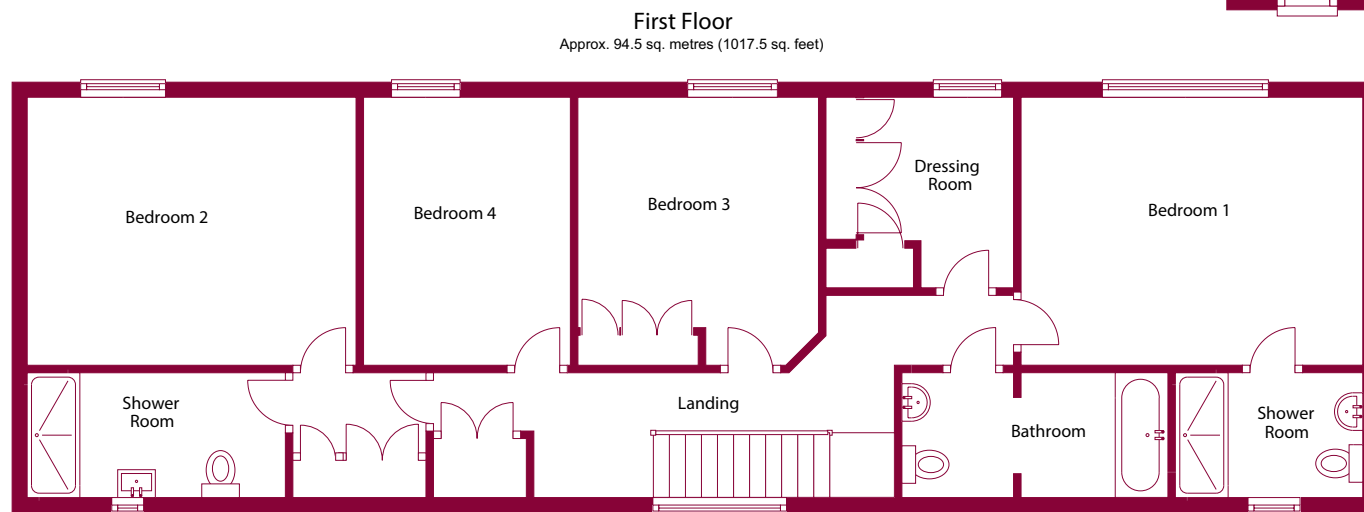
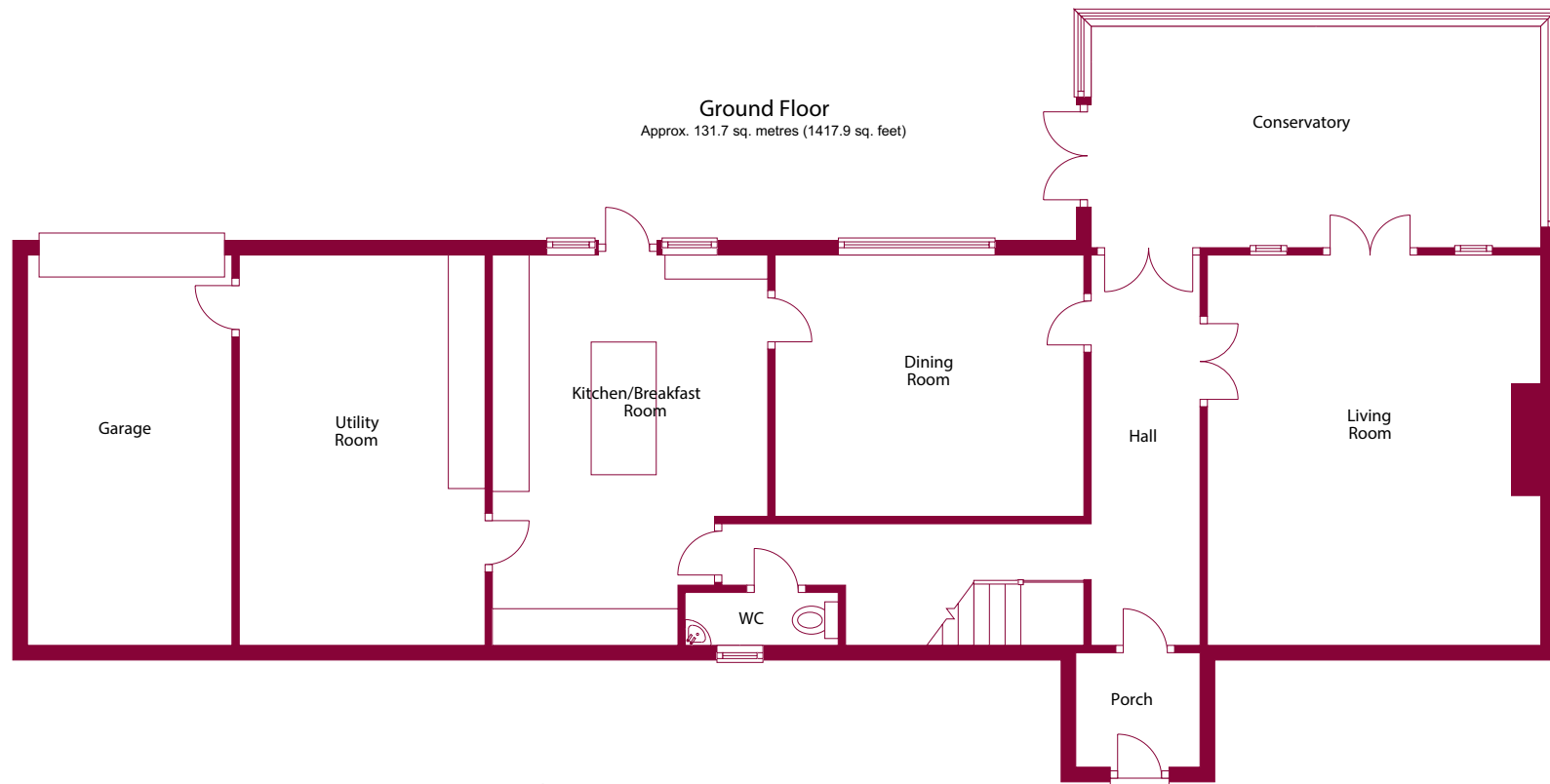
Extensive wardrobe range with hanging and shelving,

GUEST EN SUITE SHOWER ROOM

8' 6" x 5' 3" (2.59m x 1.60m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, full ceramic tiling, heated chrome towel rail, recessed lighting, extractor, ceramic tiled flooring.





BEDROOM 3

11' 10" x 10' 2" (3.61m x 3.10m)

UPVC window to rear aspect, radiator with decorative cover, extensive wardrobe range.

BEDROOM 4

11' 6" x 8' 10" (3.51m x 2.69m)

UPVC window to garden aspect, radiator.

BEDROOM 5

8' 6" x 5' 11" (2.59m x 1.80m)

Currently used as a **Dressing Room**. UPVC window to rear aspect, radiator with decorative cover, extensive wardrobe range.

FAMILY BATHROOM

11' 2" x 5' 3" (3.40m x 1.60m)

Re-fitted in a bespoke range of sanitary ware comprising low level WC, surface mounted lime stone sink unit with mixer tap, full ceramic tiling, recessed lighting, extractor, 'Pod' shower/bath enclosure, UPVC window to front aspect, ceramic tiled flooring.

OUTSIDE

There are beautifully landscaped gardens extend down to the river and measure in excess of 60m in length. The gardens are divided into a large paved terrace arranged over three levels with outside lighting and tap with a security door to side courtyard. Pleasantly arranged with a stocked flower border, arbour with climbing roses leading to an area of lawn. There is a **Swimming Pool** edged in timber decking and seating areas, timber shed, green house and **Summer House** measuring 13' 5" x 8' 2" (4.09m x 2.49m) with additional deck and seating area leading down to the mooring. Gated access leads to the mooring measuring approximately 8.8m (29ft) wide with stunning riverside views and views over the marina. The gardens are enclosed by mature boundaries and offer a good degree of privacy.

ANNEXE

Double UPVC doors to

RECEPTION AREA

5' 3" x 4' 4" (1.60m x 1.32m)

Coats hanging area, fuse box and master switch, ceramic tiled flooring.

SHOWER ROOM

Appointed in a range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, extensive tiling, extractor, Dimplex wall heater, ceramic tiled flooring.

SITTING ROOM/BEDROOM

18' 1" x 18' 1" (5.51m x 5.51m)

Incorporating **Kitchenette**. A light double aspect room with UPVC windows to two aspect, TV point, electric storage heater, access to loft space, fitted in a range of quality base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer resin sink unit with mixer tap, drawer units, pan drawer, double electric oven and hob with bridging unit and extractor fitted above, under unit lighting, ceramic tiled flooring. A wonderful versatile space offering a working from home space, a dependent relative or even a letting opportunity.

TENURE

Freehold

Council Tax Band - G





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