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AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

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ESTATES



High Haden Road, Glatton

Huntingdon, PE28 5RU

Guide Price £1,300,000

SUMMARY

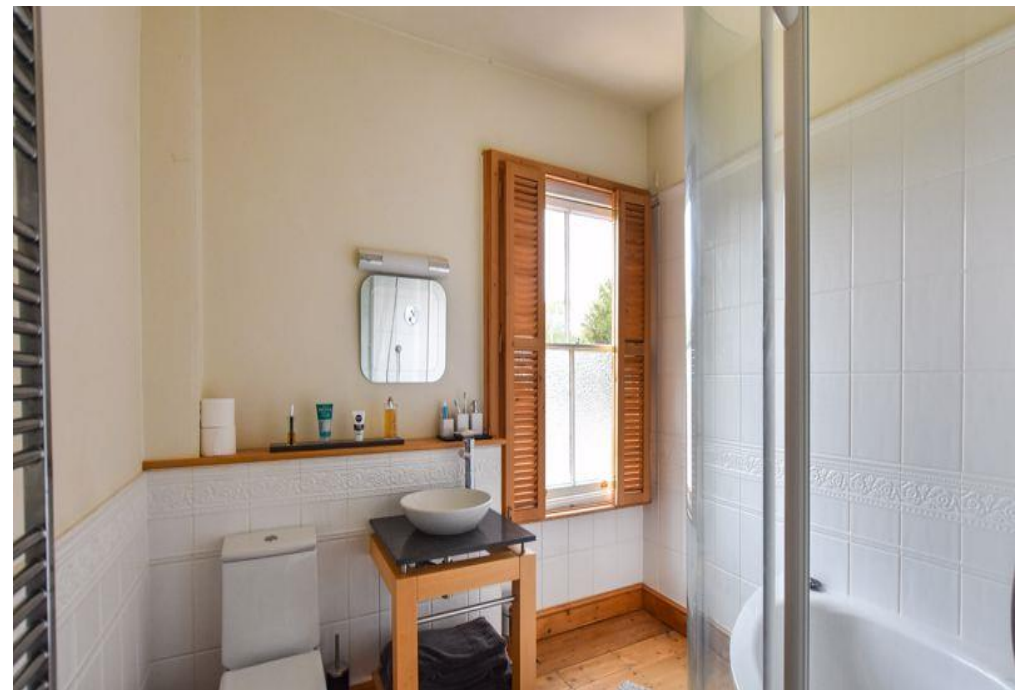
- Seven Bedroom Detached Country Residence
- Six Reception Rooms
- Three Bathrooms, Two Shower Rooms & A Downstairs WC
- Double Garage & Off Road Parking
- 1.38 Acres
- Tennis Court & Swimming Pool
- Idyllic Village Location
- Viewings Highly Advised



















Elegant 19th-Century Residence with Expansive Grounds, Pool, Tennis Court & Guest Accommodation. Set in the idyllic village of Glatton, this exceptional former rectory, dating back to 1849, offers refined country living across 1.38 acres of beautifully landscaped gardens and grounds. This remarkable home features a wealth of period character, including high ceilings and tall sash windows, while offering modern amenities such as a swimming pool, resurfaced tennis court, and flexible secondary accommodation.

Positioned in the heart of Glatton, with picturesque views of the village church, Glatton House is accessed via a sweeping, tree-lined driveway. The approach is flanked by mature Lime and Yew trees, culminating in a turning circle around a grand Magnolia tree, offering generous parking and access to a double garage with electric doors and a separate store. Upon entering through the classical portico, the spacious entrance hall immediately impresses with light flooding in from a large stairwell window. Sightlines lead directly through the home to the rear gardens, setting a tone of openness and connection to the outdoors. **Living & Reception Spaces** The formal dining room enjoys dual aspects—east to the front garden and south across the terrace to the pool and pond. A traditional open fireplace, original window shutters, and French doors that connect to the sitting room enhance the period charm. The main sitting room is light-filled and airy, with panoramic garden views and French doors opening onto a private terrace—ideal for both family living and entertaining. Further along the hallway, a utility room leads into a third reception room, currently a games room, with views across the garden and ornamental water fountain. With a fireplace, bespoke cabinetry, and a cosy reading nook, this versatile space could serve a range of uses—from family snug to home library or cinema room. **Kitchen & Annexe** The kitchen—unquestionably the heart of the home—features high ceilings, original floorboards, and extensive bespoke fittings by John Lewis. Bi-fold doors open onto the garden, making the space ideal for relaxed, sociable living. A double-oven Aga (with electric companion), integrated appliances, and twin dishwashers complete the well-appointed space. A built-in bench seating area creates a warm setting for informal meals. Adjoining the kitchen is a single-storey annexe, previously designed for a relative's independent living. With a private entrance, bedroom, shower room, and sitting room, it offers flexible accommodation for guests, staff, or multi-generational living.

South Wing & Leisure Amenities Completed in 2003, the south-facing leisure wing includes a gymnasium and hot tub room with French doors opening to the garden. Glazed extensively to maximise natural light, this adaptable space could be repurposed as a studio, wellness suite, or entertainment area. A boiler room completes this wing. **Upstairs Accommodation** The first floor, accessed via two staircases, comprises six generously proportioned double bedrooms, two with en suites, and a stylish family bathroom. The principal suite enjoys dual-aspect garden views, a dedicated dressing room, and a luxury en suite featuring a rolltop bath and separate shower. All bedrooms are bathed in natural light and offer peaceful garden vistas.

Outside Space Glatton House is enveloped by approximately 1.38 acres of mature gardens, designed for both privacy and visual impact. Electric entrance gates lead to a formal front lawn framed by flowering borders, while a broad stone terrace spans the rear façade—ideal for al fresco dining and summer entertaining. The northern grounds house a newly resurfaced tennis court, neatly positioned behind the annexe and gym. The heated outdoor pool features an electric cover and is complemented by a sun terrace overlooking a serene pond, home to Red Finned Rud, Mirror Carp and Common Carp. A charming timber 'Cabin' sits beside the water, offering a peaceful retreat with Wi-Fi and heating—perfect for remote work or quiet reflection. Additional outbuildings include: Summerhouse Greenhouse Garden shed and bin store Carport for two vehicles Securely fenced play area An irrigation system supports the lush planting throughout, ensuring the garden remains vibrant year-round.

Location

Glatton is a picturesque conservation village with a mix of architectural styles, a village pub, hall, and historic church. Nearby Sawtry (1.5 miles) offers everyday amenities and schooling. The renowned independent schools of Oundle and Kimbolton are within easy reach. For commuters, Peterborough (10 miles) provides direct rail links to London King's Cross and Cambridge in under an hour. **Key Information:** Tenure: Freehold with vacant possession Council Tax: Band G (Huntingdonshire District Council) Services: Mains water, electricity, drainage. Oil central heating (main house), underfloor heating (annexe), air source heat pump for swimming pool Fixtures & Fittings: Only those mentioned are included; others may be available by separate negotiation

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