



Guide Price of  
**£600,000 - £625,000**

Mill Lane, Ramsey Forty Foot, Ramsey,  
Huntingdon PE26 2YP



To arrange a viewing call us now on 01354 694900

This four bedroom DETACHED EXECUTIVE home has STUNNING field views and offers an EXCEPTIONAL amount of living space.

Set on a GOOD SIZE PLOT with a wrap around garden, double GARAGE, extensive parking and ANNEXE, the property is sure to excite any potential buyer.

The accommodation comprises large hall, separate living and dining rooms, office, extensive kitchen/breakfast/family room with garden views, utility room, four double bedrooms, family bathroom and en-suite to master.

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#### GROUND FLOOR

##### ENTRANCE HALL

Ceramic tiled floor with underfloor heating, stairs to first floor landing, decorative coving to ceiling, under stairs storage cupboard, feature brickwork and wall lights.

##### DOWNSTAIRS CLOAKROOM

Fitted two piece suite comprising low level WC and wash hand basin set within vanity unit. Window to side.

##### OFFICE

2.24m (7'4") x 2.23m (7'4")  
Telephone point, radiator, decorative coving to ceiling, UPVC double glazed windows to front and side.

##### DINING ROOM

4.06m (13'4") x 2.94m (9'8")  
Window to side.

##### LIVING ROOM

6.83m (22'5") x 4.46m (14'8")  
Windows to three aspects, feature Inglenook fireplace hearth and surround with feature timber beam, open grate and concealed lighting.

##### KITCHEN/BREAKFAST ROOM

5.87m (19'3") x 3.42m (11'3")  
Fitted with bespoke range of wall and base kitchen units with under lighting, central island unit with 1½ bowl stainless steel sink unit with boiling water tap, integrated dishwasher and fridge, feature Inglenook fireplace with feature beam which houses the free standing double oven with slow cooker and grill compartment and induction hob. Ceramic tiled floor with underfloor heating, crystallite worksurfaces, box bay window with fitted oak seating ideal for breakfast area, double doors to side and windows to both side and rear.

##### FAMILY AREA

3.43m (11'3") x 3.32m (10'11")  
Ceramic tiled floor with underfloor heating, double doors out to rear garden with field views.

##### UTILITY ROOM

2.98m (9'9") x 2.12m (7')  
Fitted with a matching range of wall and base units with plumbing for washing machine, single sink and drainer, door out to garden, wall mounted gas boiler and fuse box.

##### FIRST FLOOR LANDING

UPVC double glazed window to front, access to loft space, radiator, shelved airing cupboard, eaves storage cupboard.

##### MASTER BEDROOM

4.85m (15'11") x 4.56m (15')  
Fitted with an extensive range of fitted wardrobes, window to front (fitted with insect screen).

##### EN-SUITE

3.38m (11'1") max. x 1.74m (5'8")  
Fitted with a three piece suite comprising low level WC, wash hand basin set in vanity unit, double shower cubicle with three jets, window to side, heated towel rail, ceramic tiled floor.

##### BEDROOM 2

4.19m (13'9") x 3.83m (12'7")  
Window to rear, walk-in wardrobe.

##### BEDROOM 3

4.48m (14'8") x 2.37m (7'9")  
Window to rear with open field views, eaves storage.

##### BEDROOM 4

4.13m (13'7") max. x 2.10m (6'10")  
Window to rear, built in cupboard.

##### BATHROOM

Fitted four piece suite with chrome fittings comprising low level WC, wash hand basin set within vanity unit, bidet and deep panelled bath, heated towel rail, tiling to walls and floor, window to side.

##### OUTSIDE

A low level brick wall encloses the front garden and an expanse of gravel provides off road parking for several vehicles, flower and shrub borders, ornamental cherry blossom tree.

Detached double garage with an electric up and over door, power and light connected, eaves storage space and a window and door to the rear.

There are additional double gates to the left side of the front garden leading to the rear garden which overlooks fields. The garden wraps around the property where there are areas of lawn, patio, shrubs and ornamental trees, a range of outside lights, an outside tap and electric points. To the left hand side of the property is an enclosed parking area leading to an annexe and rear storage area (see separate floorplan).

Summer House with light and power connected. 16'4 x 16'4 (5m x 5m) approx.  
Garden Shed 13' x 10' (4m x 3m) approx.  
Potting Shed 8' x 6' (2.4m x 1.8m) approx.

#### ANNEXE

##### GROUND FLOOR

19'6 x 14'6 (5.94m x 4.42m)  
Entrance door leading with windows to each side, kitchenette area, stairs rising to first floor.

##### FIRST FLOOR

19'6 x 7'4 (5.94m x 2.23m)  
Two skylight windows to side, eaves store cupboards, recessed spotlights.  
There is a drainage outlet ready for connection to the Annexe.

#### TENURE

Freehold

Huntingdonshire District Council tax band F  
Energy rating - C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.