



Holly House Herne Road, Ramsey St. Marys Huntingdon

**£475,000** Freehold

**Sharman  
Quinney**

# Key Features



- Three storey newly built house
- Impressive entrance hall and landing
- 18' Living room and 14' dining room
- Impressive 21' kitchen/family room
- Downstairs cloakroom and 10' utility room

Entrance hall

Cloakroom

Dining room 3.62m x 4.33m (11'9" x 14'2")  
maximum into recess

Living room 5.67m x 3.9m (18'6" x 12'8")

Kitchen/family room 6.48m x 4.1m (21'2" x 13'4")

Utility room 3.31m x 3.28m (10'9" x 10'7")

Garage 5.54m x 3.31m (18'2" x 10'9")

Gallery landing

Bedroom one 4.1m x 4.41m (13'4" x 14'5") Juliet



balcony

En-suite bathroom

Bedroom two 3.75m x 3.6m (12'3" x 11'8")  
maximum into recess

En-suite shower room

Bedroom three 2.92m x 3.2m (9'6" x 10'5")  
minimum excluding recess

En-suite bathroom

Dressing room 1.96m x 3.28m (6'4" x 10'7")

Bedroom four 3.07m x 3.64m (10' x 11'9")

Family bathroom

Steps up to second floor

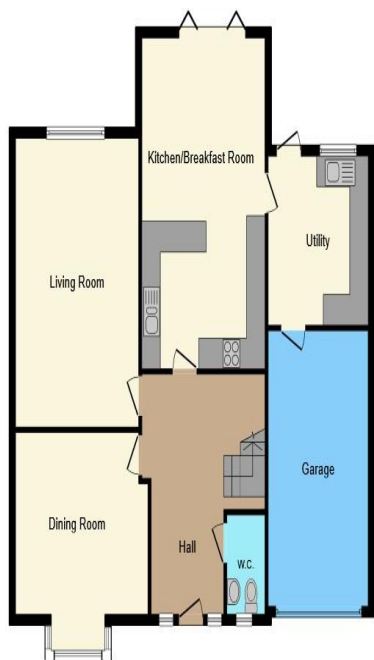
Bedroom five/studio 4.86m x 3.55m (15'9" x 11'6")  
minimum excluding recess

Sewing room/storeroom (possible en-suite) 2m x 2.22m (6'6" x 7'3")

Office/storeroom (possible dressing room) 2.74m x 3.63m (9' x 11'9")

Outside Off-road parking to the front for multiple vehicles, leading to the garage with ornamental





**Ground Floor**



**First Floor**



**Second Floor**

shrubs to the front.  
Rear garden mainly laid to lawn with numerous ornamental shrubs and trees.

Agent's notes: The current vendor is close to completing this newly built house, which could come with some flexibility to the outstanding work required, including the garage door and entrance hallway. Quality materials used including oak internal doors and oak staircase. The top floor has four rooms providing very flexible use; currently used as a studio but could alternatively be used as a home office and hobby rooms.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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