



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

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



En-suite bathroom

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")

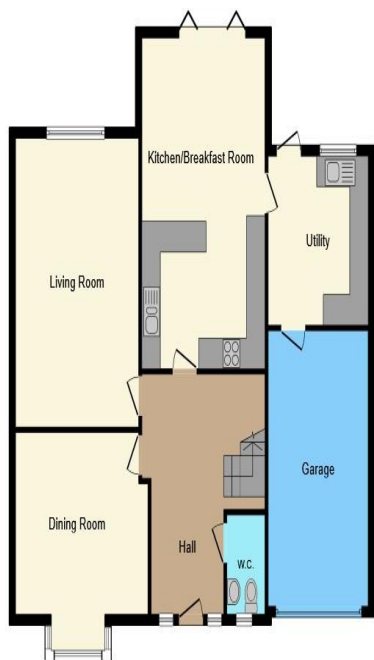
Outside Off-road parking to the front for multiple vehicles, leading to the garage with ornamental shrubs to the front. The property has access from both sides to the rear of the house.

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

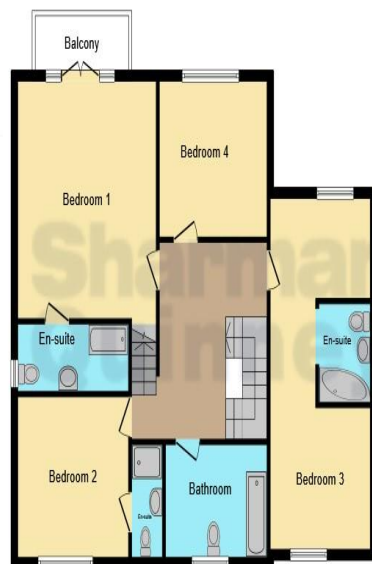
Agent's notes: The current vendor is close to completing this newly built house, which could come with some flexibility to the outstanding work required, including the garage door and entrance hallway. Quality materials used including oak internal doors and oak staircase.

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.





Ground Floor



First Floor



Second Floor


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