



Herne Road, Ramsey Huntingdon  
**£400,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Separate Self-Contained Annex with Underfloor Heating Throughout
- Extended in 2015 and offering a STUNNING 22 Foot Kitchen/Diner with Underfloor Heating
- Backing Onto OPEN FIELDS Providing Picturesque Views
- Versatile Layout

## Ground Floor

- Downstairs Study/ Multifunctional Room
- Entrance Hall  
Leading to;

Lounge - 11'9" Max x 15'0" Max (3.58m Max x 4.57m Max)  
Window to front offering views over open fields.

Kitchen/Diner - 17'8" x 22'2" (5.38m x 6.76m)  
Extended in 2015 and comprising of a matching range of base and eye-level units with granite worktops, stunning slate flooring with underfloor heating and bi-folding doors leading to the garden.

Study/Bedroom 5 - 8'0" x 15'8" (2.44m x 4.78m)  
Multifunctional room with window to rear.



## Annex (Built in 2015)

Utility Room - 15'1" x 6'0" (4.60m x 1.83m)

Window to front with separate entrance door, side door providing access into the main house.

Kitchen - 8'6" x 15'3" (2.59m x 4.65m)

Fitted with a matching range of base and eye-level units with window to side offering field views.

## Bathroom

Fitted with a three-piece suite and comprising of a walk-in raised bath, wash hand basin, low-level-WC and window to side.

Bedroom - 10'4" x 9'2" (3.15m x 2.79m)

Built-in wardrobe with window to side.

Lounge - 14'4" x 13'3" Max (4.37m x 4.04m Max)

Dual aspect windows providing field views with French Doors leading to the garden.

## First Floor

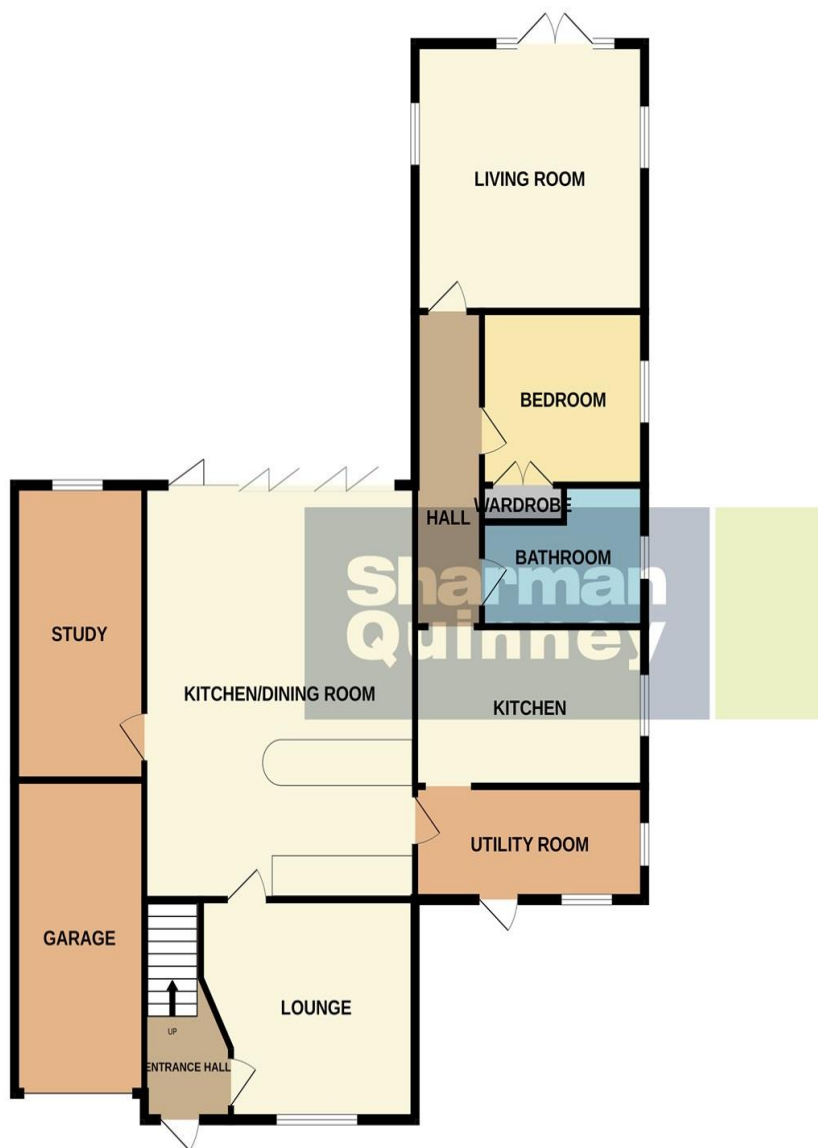
Master Bedroom - 12'7" x 11'8" Max (3.84m x 3.56m Max)

Made to measure built-in wardrobes with window to front offering field views.

Bedroom 2 - 10'4" x 11'9" (3.15m x 3.58m)

Built-in wardrobe with window to rear providing field views.

GROUND FLOOR  
1561 sq.ft. (145.0 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1993 sq.ft. (185.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Family Bathroom

Fitted with a three-piece suite and comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to rear.

Bedroom 3 - 7'0" x 6'9" (2.13m x 2.06m)  
Window to front offering field views.

## Outside

The generous rear garden backs onto and provides panoramic and picturesque field views. On a clear day seeing as far as Ely Cathedral! The garden primarily consists of laid lawn with a secluded patio area housing the fishpond.

The front of the property is set back from the road and offers a large, gravelled driveway providing parking for multiple cars. The Garage also offers a side hinged door to front with ample storage.


To view this property call Sharman Quinney on:  
**01487 710345**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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