



White Cottage Main Street  
Old Weston, Huntingdon PE28 5LL



**Simpson & Partners**





Location and interior to impress. Can be offered with no further upward chain. This lovely detached home was constructed in 2018 on the site of the original cottage and has been sympathetically built offering character but with modern heating and insulation throughout making this an energy efficient home. Situated in the picturesque village of Old Weston, with countryside walks on your door step and a short drive into the neighbouring villages for amenities. Occupying a good sized plot with ample parking and detached garage to the side. Further benefits include underfloor heating to the ground floor and solar panels. Enter the property into the hallway with stairs rising to the first floor and doors to :kitchen/dining/family room being the hub of the house fitted with ample storage cupboards and breakfast bar, space for range cooker, space for table and chairs, French doors leading out to the rear garden. Study to the front giving the option for working from home, cloakroom, useful utility room with space and plumbing for washing machine. Dual aspect living room with feature brick fireplace and doors leading out to the rear garden. To the first floor are four double bedrooms, family bathroom and en-suite facilities to the master bedroom and bedroom two. Externally to the front is gravelled front garden with driveway to the side providing ample off road parking, leading to the detached garage. The rear garden is a particular feature of the property mainly laid to lawn with patio area, pergola, shrub borders, all enclosed with timber fencing. Viewing is highly recommended to appreciate this well presented family home.

EPC RATING B

COUNCIL TAX BAND E

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Price £500,000



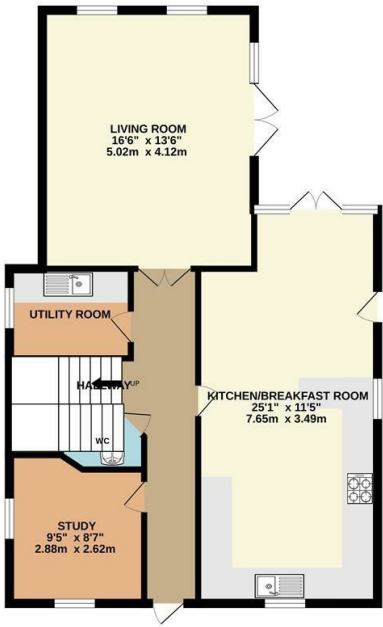




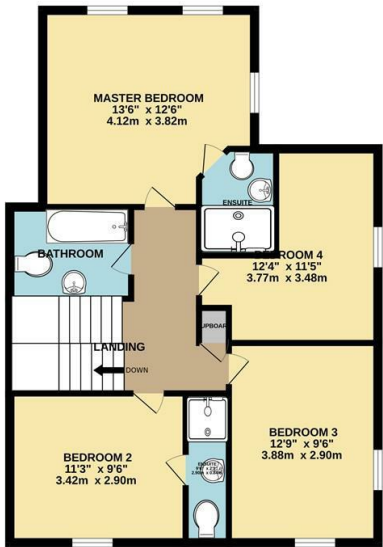
The village of Old Weston has many countryside walks on your door step and the towns of Kimbolton and Oundle are a short drive away providing many further amenities to include shops, restaurants, pubs and schooling. The train station is located in St Neots getting into the capital in an hour. The major road network links of the A14 and A45 leading through to the A1/M1 and M6 are conveniently located.



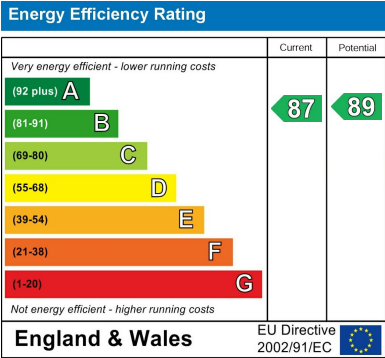
GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.5 sq.m.) approx.  
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