

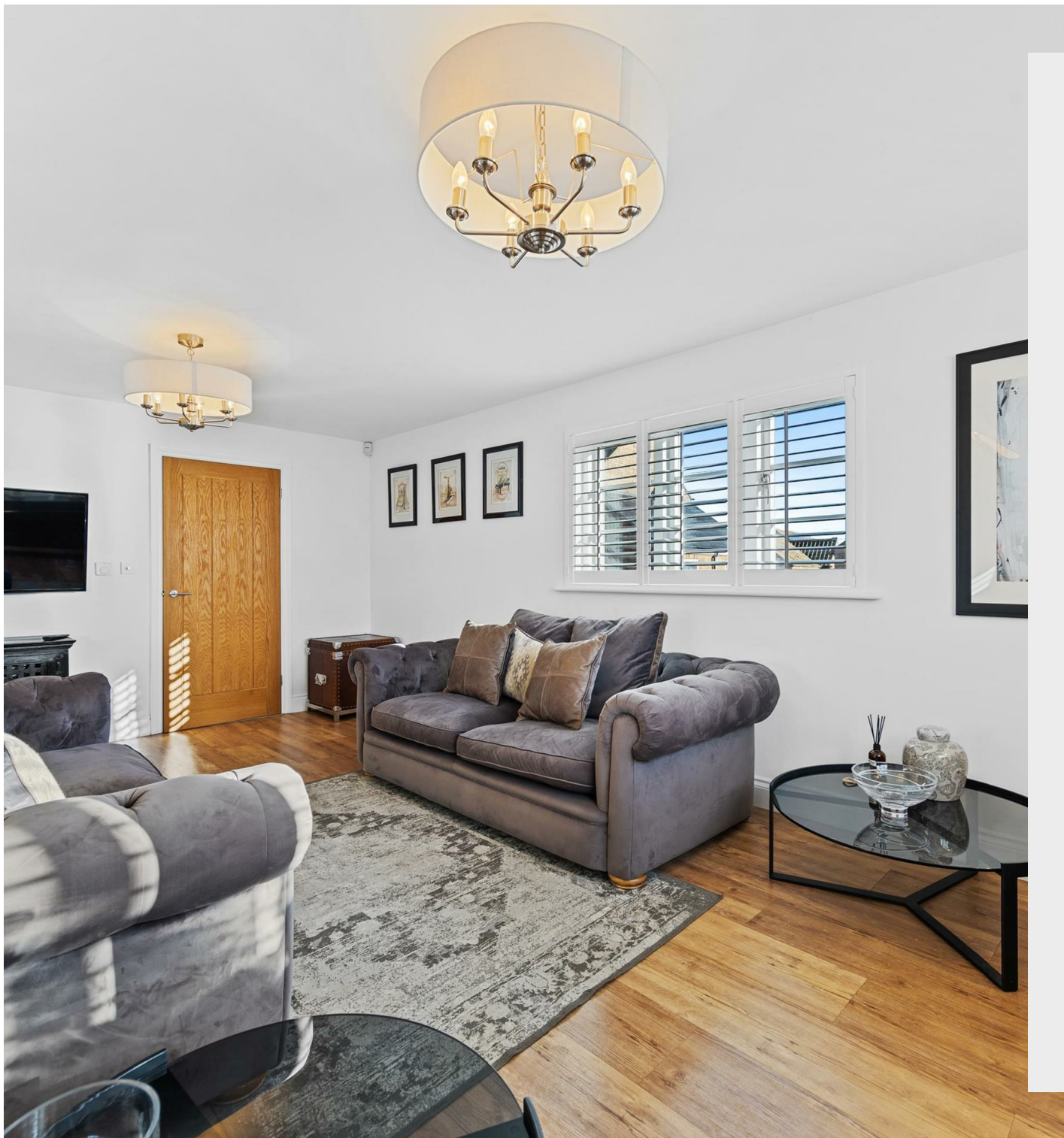


Top Farm, 65 Main Street  
Great Gidding, Cambridgeshire PE28 5NU



**Simpson & Partners**





Views Glorious Views! Extended to provide further reception room to the ground floor and master bedroom with ensuite having beautiful views over the garden and fields beyond. This individually constructed, stunning detached residence is finished to an exceptionally high standard and situated in this charming and picturesque village of Great Gidding. Boasting generous proportions and beautiful finish throughout to include a contemporary kitchen/breakfast room with French doors leading out to the stunning rear garden, underfloor heating to the ground floor, five bedrooms with en-suite facilities to two bedrooms and a further contemporary bathroom. Enter the property into the spacious, light and airy hallway with doors leading off to rooms: living room with solid wood flooring, study which is ideal for working from home, downstairs wc, family room with views and French doors leading out to the rear garden, fabulous kitchen/breakfast room with ample storage, range cooker with extractor over and dining area having doors leading out to a patio suitable for alfresco dining and useful utility room with space and plumbing for white goods along with storage cupboards, sitting room extension to the side with access from the kitchen and patio doors leading out to the rear garden. To the first floor is a spacious landing area with built in storage leading to five double bedrooms with the master having Juliette balcony with open field views and en-suite facilities, guest bedroom having built in wardrobes and contemporary en-suite shower room, bedroom three having built in wardrobes, fully tiled, four piece bathroom suite with vanity storage, shower cubicle and bath. The main feature of the property is the large rear garden which boasts views over open rolling countryside and leads to a paddock with timber out buildings and ample off road parking and covered car port. Viewing is highly recommended.

Council Tax Band F/EPC Rating D

 5

 3

 4

Price £895,000







Gravelled driveway provides off road parking leading to a brick built car port and to the rear is a stunning rear garden with large patio area set immediately to the rear of the property offering alfresco dining and large lawn with mature planting, this in turn leads through to paddock with timber storage sheds and open countryside views.



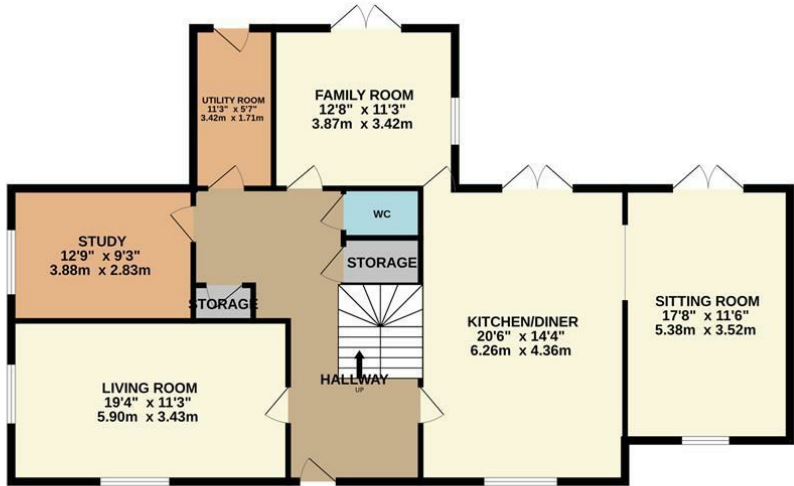


The charming village of Great Gidding has a corner shop/post office, the Fox and Hounds public house, playing field, village hall and several local businesses. The historic town of Oundle lies about 6 miles away and the main centres of Huntingdon and Peterborough offer extensive shopping and leisure facilities and both offer main line travel to London Kings Cross.

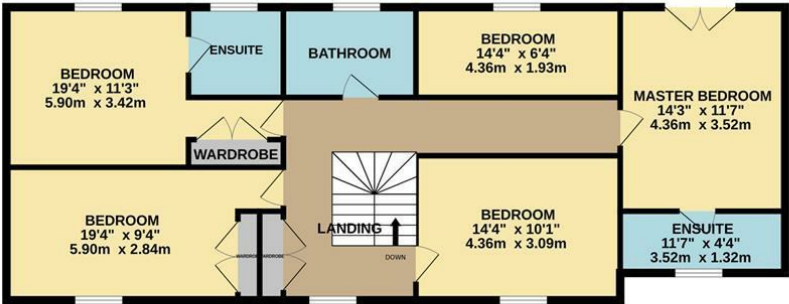




GROUND FLOOR  
1291 sq.ft. (119.9 sq.m.) approx.

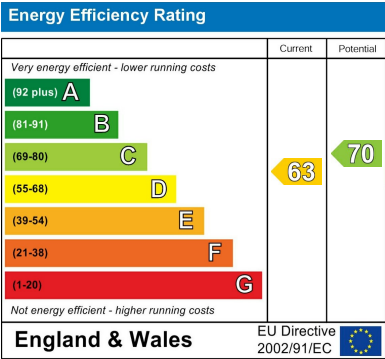


1ST FLOOR  
1096 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 2387 sq.ft. (221.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
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