



Middlebrook House, Linden Grove
Keyston, Cambridgeshire PE28 0RG



Simpson & Partners



NO CHAIN. A secluded position with open countryside views, nestled in a private cul-de-sac of four properties. This stunning four bedroom detached residence was constructed in 2004 by the renowned 'Lisa Homes', offering an exclusive setting with the rolling countryside flowing from the boundary. Located in the historic village of Keyston within walking distance to the local pub/restaurant 'The Pheasant' and beautiful countryside walks surrounding. Offering the rare opportunity to acquire this unique and secluded home with flexible spacious living accommodation across two floors. Further benefits include solar panels and air source heating, detached double garage, ample off road parking and sizeable private gardens. The home's impressive design is evident from the moment you step into the double-height vaulted ceiling hallway, setting the tone for the spaciousness that awaits. With oak internal doors leading to all rooms: dining room is set to the front, open plan kitchen/dining leading through to family area making this an ideal entertaining space. The kitchen is fitted with ample storage and built in appliances, door leads through to useful utility room with access to the garden. Further reception room /study giving the option of working from home. Living room set to the rear with patio doors and views over the garden and log burning stove. To the first floor is a stunning master suite with en-suite four piece bathroom, guest bedroom with en-suite bathroom, two further bedrooms served by a family bathroom. Externally the property is accessed via double timber gates with driveway providing ample off road parking and detached double garage. The rear garden is a particular feature of the property having a lovely private aspect overlooking open countryside. Patio area set immediately to the rear of the house and lawn with mature trees and shrubs wrapping around the property giving a rural feel. Viewing is highly recommended.



5

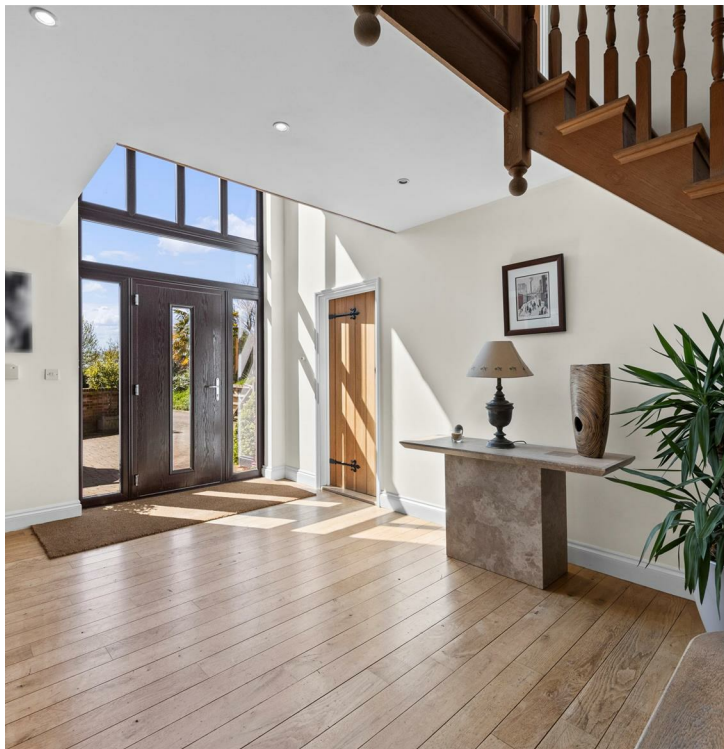


3



3

Asking Price £875,000



Keyston is a small village surrounded by open countryside, countryside walks and bridle ways, village pub and just a short drive away to the market towns of Kimbolton, Raunds and Thrapston where you will find further amenities to include shops, schools and cafe's, restaurants, etc.



Simpson & Partners



Close by is the new Rushden Lakes Development offering shopping, cinemas and restaurants and Stanwick Lakes for recreation facilities.

Fantastic road and rail links are also easily accessible with the major road network links of the A45 and A1 a short drive away and the train stations are located in Huntingdon, St Neots and Wellingborough.



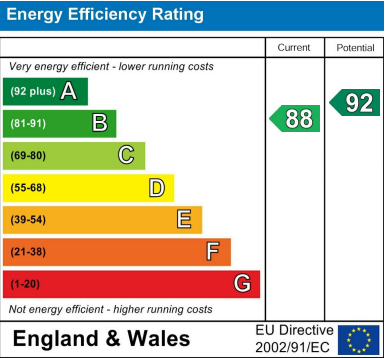
GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA: 2974 sq.ft. (276.3 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.
Made with Metroplan 6/2025



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ