



EH
EXQUISITE
HOME

A SUNNY DISPOSITION

Cambridgeshire is known for its vast open spaces, rich fenland and huge skies. A large county dotted with pretty villages it is popular with commuters and families alike and has excellent transport links. The village of Gamlingay stands close to the border with Bedfordshire, roughly equidistant between Cambridge and Bedford, around eighteen miles west of Cambridge and close to the historic Wimpole Estate, now owned by the National Trust. It is also home to the beautiful privately owned Merton Grange Estate with its restored early Victorian barns and imposing manor house. Mentioned in the Domesday Book of 1086, it has a higher than average number of listed buildings and is a thriving community with two pubs, a primary school, community centre, two hairdressers, an Indian and Chinese restaurant and a Co-op. The village puts on an annual summer event and a fireworks display every year which are very well supported. The nearest station is located in Sandy, an eleven minute drive away, and the A1 and A428 are within easy reach, making this an ideal spot for those who need to travel to work.





Standing a short walk from the centre of Gamlingay is this handsome detached late Victorian house, thought to have been constructed in around 1890. It has retained its original features and is set to look out upon unspoiled countryside with absolutely delightful gardens. A stone lozenge coat of arms on the side of the house reflects its heritage as part of the former Merton Grange Estate. The present owner bought the property ten years ago, attracted by its delightful village location, wonderful garden, well-proportioned and spacious rooms ideal for a young family and the excellent transport links making commuting entirely possible. The house has an impressive gravelled frontage with room for up to seven cars.

The front door opens into the impressive entrance hallway and to the left is the dual aspect snug ideal for playing board games, reading and enjoying family time. It has an original fireplace with open fire and custom-made Neville Johnson storage built on two sides forming a library that wraps around and above the doorway. Next door is the room currently being used as a gym and study. If desired, this would make an ideal small sitting room, play-room or hobby room. The home office is located next door and doubles up as a music room. It could easily be used as an accessible fifth bedroom. To the right of the entrance is the generous living room with natural light pouring through the large bay window. One of the great delights of the house is that all the rooms are a good size and extremely versatile and flexible. There is more than enough accommodation on the ground floor alone to suit any family configuration. The dining room looks out over the gardens and is the perfect size for family meals, kitchen suppers and entertaining. If desired, and with the correct planning permission in place, it may be possible to extend out or construct an orangery or Victorian style conservatory to increase the space. A pair of double doors leads into the smart, contemporary kitchen with natural light flooding in through the three skylights. The antique-white units have brass handles, the worktops around the cream Stoves electric oven with gas hob are black granite and the rest solid wood. With terracotta floor tiles, double porcelain butler sink and integrated appliances, this is a space which unites style with practicality. Next door is the utility room with plumbing for a washing machine and tumble dryer, generous storage and a second butler sink. There is also a useful cloakroom which completes the ground floor accommodation.



An Impressive Entrance



"The kitchen is a space which unites style with practicality..."

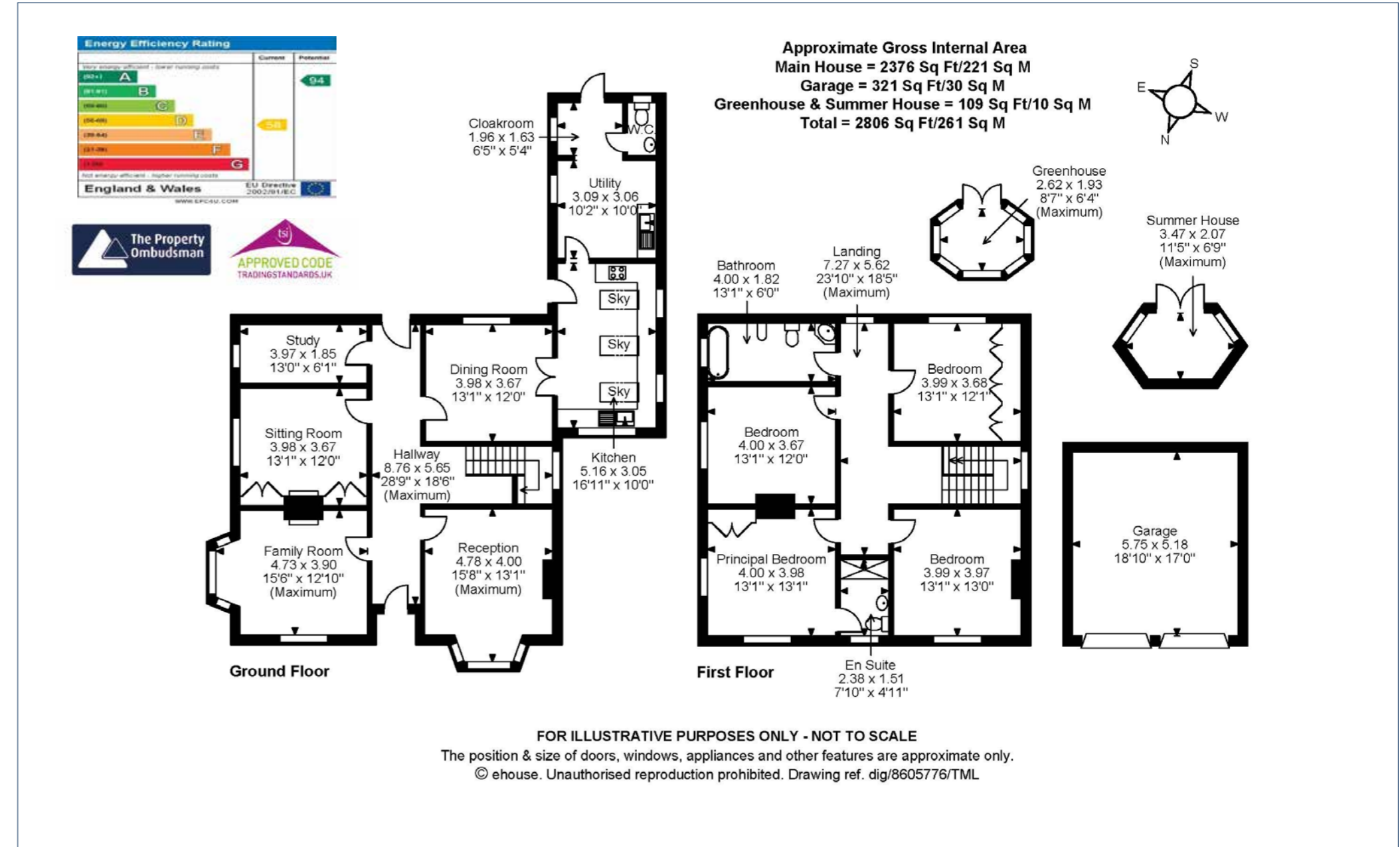


The staircase leads up to the first-floor landing, an enticing and generous space much used by the owner's children for play. The staircase and landing are bathed in sunlight from the huge southeast facing window. The principal bedroom is a stunning space, benefiting from a floor to ceiling cupboard with space to hang and a three piece en-suite shower room with Victorian style sanitaryware and glossy subway tiles. The second bedroom also has built in wardrobes and there are two further good sized double bedrooms. The family bathroom is particularly attractive with its freestanding bath with shower over, Victorian style sanitaryware, stone tiled floor, glossy subway tiles and simply unparalleled views out over the open fields beyond with the flock of rare breed sheep grazing peacefully and the restored early Victorian barns of the Merton Grange estate in the distance. This is the place for an indulgent and relaxing soak after a long day at work.

Charming Grounds...

A stable door leads from the kitchen out to the patio, an ideal spot for a morning coffee. Since moving in, the owner has opened up and improved the garden. It is mostly laid to lawn with an attractive Indian stone terrace at the end of the garden with a Victorian style red cedar greenhouse and summerhouse. This is the perfect spot for family barbecues and al fresco dining, the brick-built fire pit on the terrace is perfect for evening soirees. There is a small orchard with a cherry tree, apples, pears and plums, offering dappled shade and a cool place to stroll on hot days. The raised beds by the greenhouse are ideal for a kitchen garden area to supply the household with fruit and vegetables. A huge flowering cherry is covered in frothing blossom in the spring-time and the garden is perfect for children's games of hide and seek. There is a large double garage with power and light which has a workbench and fully fitted shelving.

There is excellent schooling in the area and the local primary school is linked to Comberton, an outstanding high school in the county. There are good transport links, plenty of opportunities for runs and dog walks and a close-knit local community. With beautiful grounds of around 0.6 of an acre and a graciously proportioned versatile interior this stunning period family home simply must be viewed to be fully appreciated.



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