

58 High Street

Great Paxton







# High-specification four-bedroom detached home with brick elevations

- Spacious open-plan kitchen/dining/family area with premium Howdens units and integrated appliances
- Separate living room with bay window and Amtico flooring throughout
- Air source heat pump with underfloor heating to the ground floor
- Private driveway providing parking for two vehicles and electric car charging point
- Principal bedroom with en-suite shower room
- Landscaped front and rear gardens with patio area
- Utility room with external access and matching cabinetry
- Register early interest now



## Summary

Register an early interest now! A beautifully designed, high-specification four-bedroom detached home on the High Street in Great Paxton, offering contemporary open-plan living, landscaped gardens, private parking, and sustainable features including air source heating and an electric car charging point.

## The Developer

Brown & Co and DGH Construction Ltd are proud to present this exceptional one-off detached home, representing a rare opportunity to purchase a brand-new property in the desirable village of Great Paxton.

DGH Construction brings over a decade of experience in high-quality building across Bedfordshire, Cambridgeshire, and London. Originally specialising in education projects, the company has built a strong reputation for delivering bespoke residential and commercial schemes with precision, reliability, and a client-focused approach.

## Location

Ideally positioned on High Street, Great Paxton, the property enjoys a prime setting in this attractive village, 3 miles north of St Neots and within easy reach of Cambridge (18 miles east), Huntingdon (10 miles north), and Bedford (20 miles south).

Great Paxton offers everyday amenities including Great Paxton CofE Primary School, a village hall, church, and The Bell pub. For private education, nearby Kimbolton (6 miles) hosts Kimbolton School. Cambridge provides further elite options such as The Perse School, The Leys, and St Mary's.

St Neots adds extensive shopping, dining, leisure, and rail links to London King's Cross (50 mins). Surrounded by picturesque countryside with footpaths and cycle routes, the village suits rural living with superb connectivity via A1, A428, and A14 to Cambridge, Peterborough, and beyond.

## Description

Currently under construction with estimated completion set for Q1/2 2026 this impressive new detached residence is set to deliver the perfect blend of traditional architecture and modern efficiency, forming a one-off opportunity in the heart of Great Paxton. Constructed by DGH Construction Ltd, known for quality craftsmanship and attention to detail, the property extends to approximately 1,684 sq. ft. (156 sq. m) and offers thoughtfully planned accommodation with a high level of finish throughout.

Built with attractive brick elevations and energy-efficient materials, the home combines elegant design with contemporary practicality. The specification includes an air source heat pump with underfloor heating, premium Howdens kitchen, Amtico flooring, Cormar carpets, and LED lighting throughout.





## 58 HIGH STREET

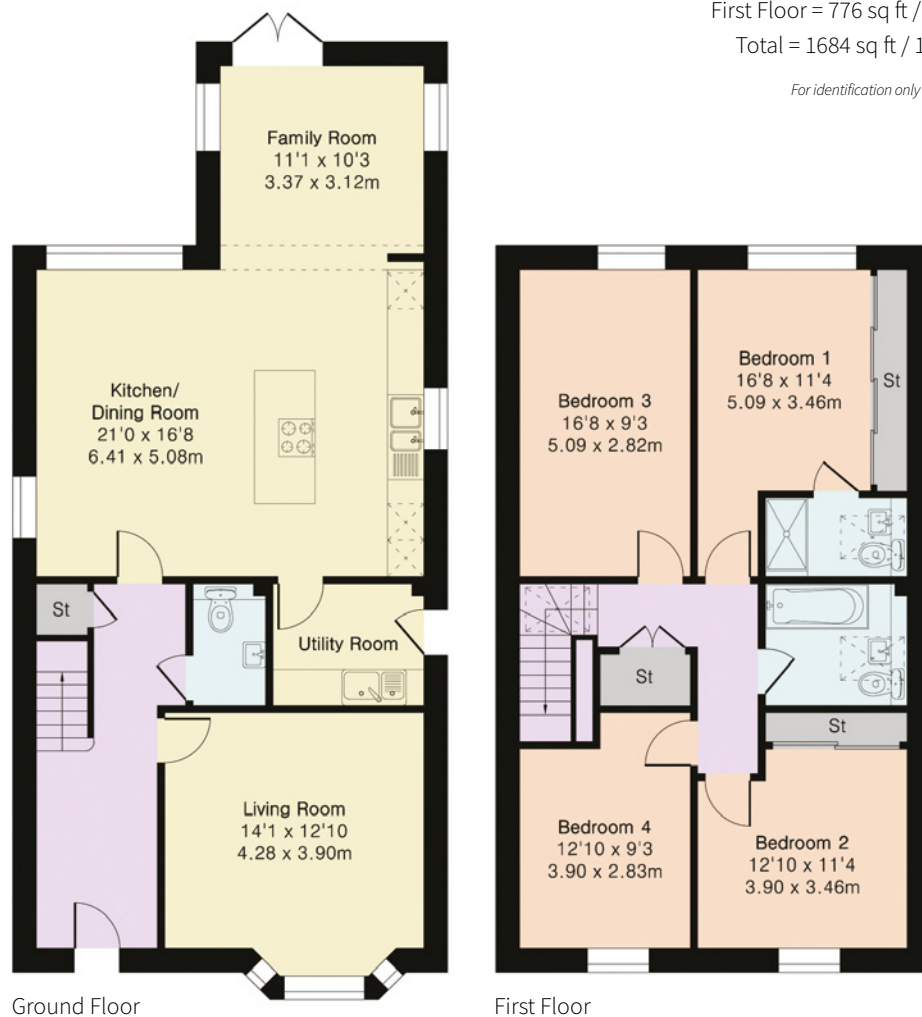
Approximate Area:

Ground Floor = 908 sq ft / 84 sq m

First Floor = 776 sq ft / 72 sq m

Total = 1684 sq ft / 156 sq m

*For identification only - Not to scale*



## Accommodation

### GROUND FLOOR

Kitchen/Dining/Family Room (21'0" x 16'8" / 6.41m x 5.08m): A spacious open-plan area forming the heart of the home, fitted with Howdens units, oak-effect worktops, and a range of branded integrated appliances. Ample space for dining and family seating with French doors leading to the garden.

Living Room (14'1" x 12'10" / 4.28m x 3.90m): A separate reception room featuring a bay window to the front aspect, creating a bright and welcoming space.

Utility Room: Matching units to the kitchen with external access and space for laundry appliances.

Cloakroom/WC: With white suite and chrome fittings.

### FIRST FLOOR:

Bedroom 1 (16'8" x 11'4" / 5.09m x 3.46m): A generous principal bedroom with en-suite shower room.

Bedroom 2 (12'10" x 11'4" / 3.90m x 3.46m): Spacious double bedroom overlooking the rear garden.

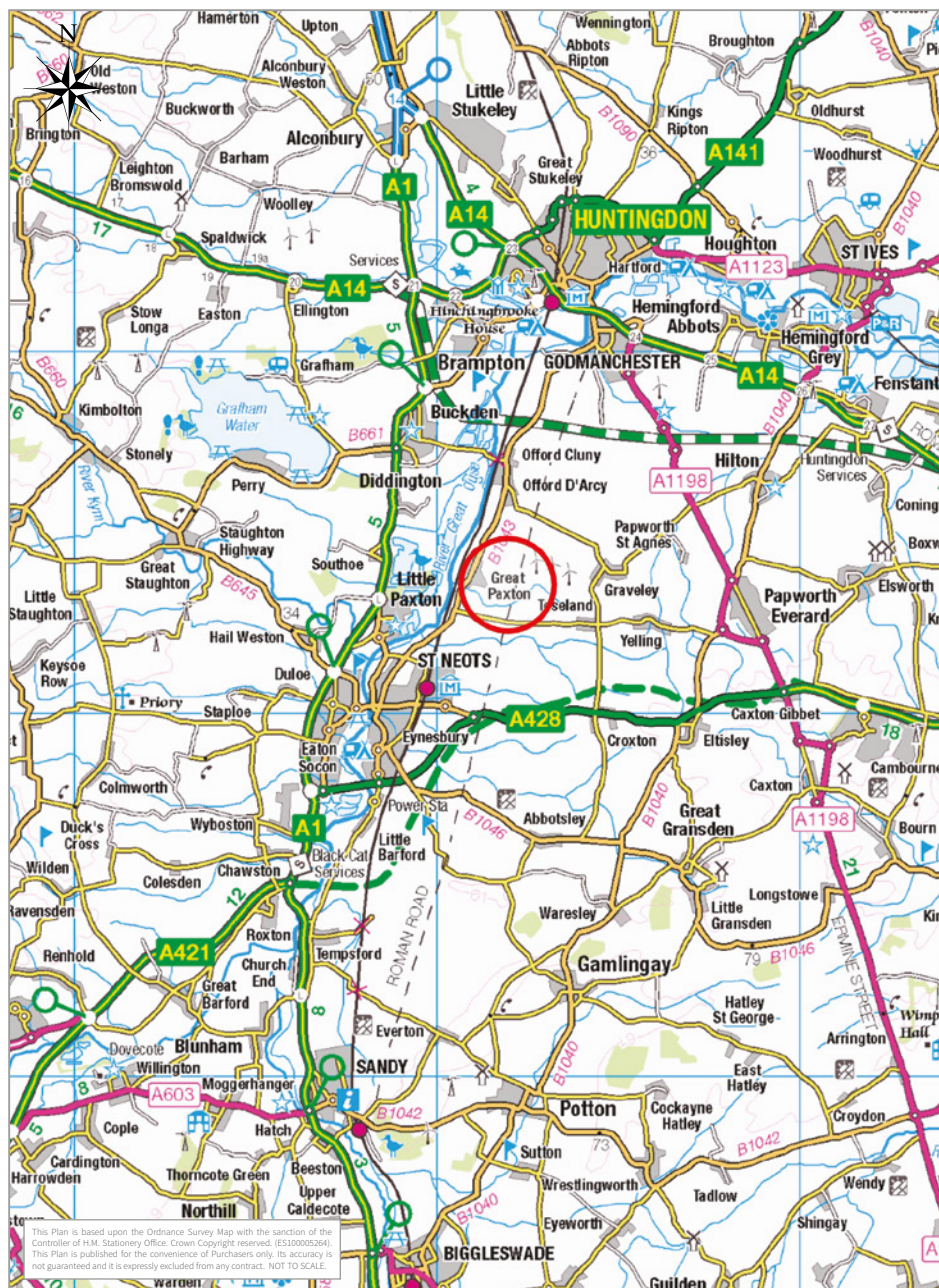
Bedroom 3 (16'8" x 9'3" / 5.09m x 2.82m): Versatile double room ideal for children or guests.

Bedroom 4 (12'10" x 9'3" / 3.90m x 2.83m): A further well-proportioned room, perfect for a study or nursery.

Family Bathroom: Contemporary white sanitaryware and chrome fittings, heated towel rail, and full-height tiling to bath and shower areas.







## Agents Note

DGH Construction Ltd offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

Estimated completion is Q1 2026, and marketing material including indicative CGI images is for illustration purposes only..

## Health & Safety

The properties, whilst under construction, are on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden.

Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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**Harry Simmonds**

Divisional Partner,  
Residential Sales Manager

**01223 659 050 / 07353 155 166**

**[harry.simmonds@brown-co.com](mailto:harry.simmonds@brown-co.com)**

The Fairways, Wyboston Lakes,  
Great North Road, Wyboston,  
Bedfordshire, MK44 3AL

**01480 213811**

**[stneots@brown-co.com](mailto:stneots@brown-co.com)**

[brown-co.com](http://brown-co.com)