



Barn Cottage, The Maltings, Gamlingay, SG19 3JN
£900,000



LATCHAM ———
————— **DOWLING**

ESTATE AGENTS

Now this property was built and designed by the late Peter Hutchinson OBE and offers over 3700 sq ft of versatile space. There are numerous features such as vaulted ceilings, glass pitched roofs and so much more.

The home exudes quality throughout with such fittings as Villeroy and Boch sanitaryware, Siemens oven and hobs, Miele microwave and Fisher and Paykel stainless steel fridge/freezer.

The home exudes space in every aspect and some of the notable sizes are such rooms as the master bedroom that is 25'7 x 16'4, has a vaulted ceiling that adds to the sheer feeling of space and leads to a fully fitted dressing room that at 19'3 x 17'1 is bigger than most double bedrooms. Again the En Suite is of a grand proportion. Bedroom two at 22'11 is also a very large double and again with a good sized En Suite.

As already alluded to, the kitchen is bespoke with an extensive range of fitted base and eye level units with granite worktops over and an abundance of appliances.

There is a separate reception/snug as well as a formal lounge. A glass garden room with dual aspect of the garden. A study, W.C, Utility room and a boot room completes the internal accomodation. Its also worth noting that the reception hall is more than just a hall. There is currently a piano and a sofa that gives you a sense of the size.

Outside there are formal gardens that are circa a third of an acre. There is a shingle driveway with double gates that leads to a double garage with electric garage doors. Also a brick built storage shed.

Situated within the centre of Gamlingay Village, everything is at hand including primary school and a range of local amenities to include, shops, post office, medical centre, chemist, pub and the award-winning Eco Hub hosting a variety of community events and spaces to hire. Comberton school catchment.

This is a truly rare opportunity to own a bungalow with such unique character and location and viewing is highly recommended.

Entrance

Reception Hall





W.C

Boot Room

16'5 x 10'3 (5.00m x 3.12m)

Kitchen/Diner

25'5 x 16'4 (7.75m x 4.98m)

Utility Room

18' x 5'10 (5.49m x 1.78m)

Study

16'4 x 11'9 (4.98m x 3.58m)

Reception Room/Snug

16'5 x 13'8 (5.00m x 4.17m)

Living Room

20'5 x 12'1 (6.22m x 3.68m)

Garden Room

17'10 x 16'4 (5.44m x 4.98m)

Master Bedroom

25'7 x 16'4 (7.80m x 4.98m)

Dressing Room

19'3 x 17'1 (5.87m x 5.21m)

En Suite

Bedroom Two

22'11 x 11'4 (6.99m x 3.45m)

En Suite

Brick Store

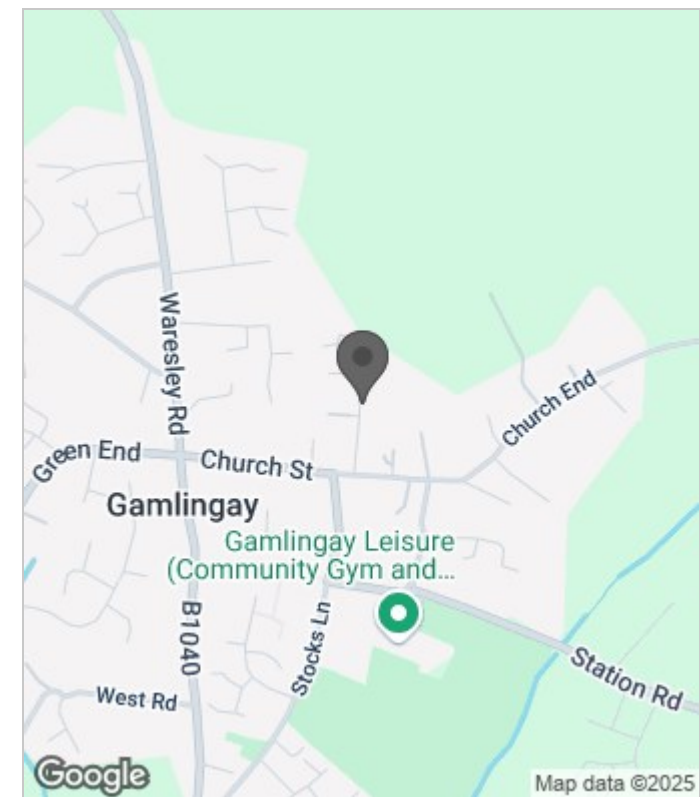
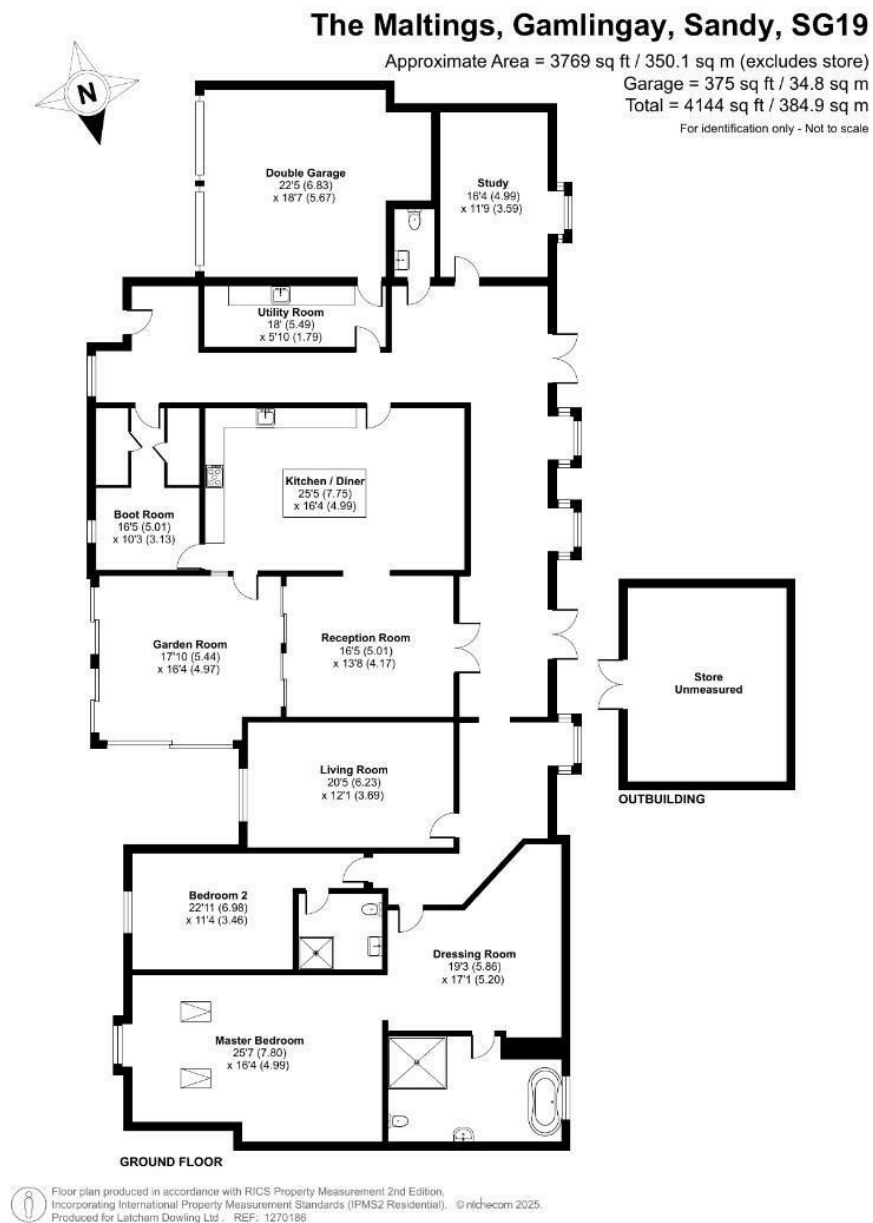
Double Garage

22'5 x 18'7 (6.83m x 5.66m)

Parking

Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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