

A modern living room with a large window, a white sofa, a yellow armchair, and a tripod-mounted telescope.

# HIGH GABLES

Cambridgeshire

A UNIQUE HOME | presented by Brendan May

WHERE CONTEMPORARY LUXURY  
MEETS COUNTRY LIFE





## THE AGENT'S VIEW

“As an estate agent, every now and then you come across something truly unique that takes you by surprise. This is precisely the feeling when stepping inside High Gables. I have always had an eye for design and a passion for property renovation, and I am particularly impressed by the standard of works and the contrasting extension. A favourite feature of mine is the outlook across the kitchen island - the beautiful protruding window frames the most spectacular view over the garden”



# HIGH GABLES

Buckworth Road  
Alconbury Weston  
Cambridgeshire  
PE28 4JX

## OVERVIEW

South-facing 1/2 acre plot  
Highly energy efficient  
2,845sqft of accommodation  
Heated outdoor pool  
Highly specified fixtures  
Air source central heating  
Well-stocked vegetable garden  
Edge of village location  
Wrap-around gardens  
Close proximity to village pub  
Panoramic countryside views  
1,000sqft living/kitchen area

BED

5

BATH

4

LIVING

2

PARKING

6







## COOKING

Engineered Boen ash flooring  
Under floor heating  
Speckled Quartz work surfaces  
ATAG induction hobs  
Neerim flush extractor  
Siemens ovens and microwave  
Full-height fridge and freezer  
Feature window with garden views

## LAUNDRY

Separate utility room  
Water softener  
Heating and energy controls  
Space and plumbing for appliances  
Minimalist storage solutions

## LIVING

750sqft of open-plan living with:  
Engineered Boen ash flooring  
Under floor heating  
20ft folding doors to Southern aspect  
Thermally efficient, tinted skylight  
Stovax wood burning stove  
Bow window to Northern aspect  
Second reception used as home office  
Versatile third reception/bedroom













## SLEEPING

4 first-floor double bedrooms  
1 ground-floor double bedroom  
Dual-aspect principle bedroom  
Countryside views to all rooms

## BATHING

En-suites to bedrooms 1 and 2  
4-piece family bathroom  
1 ground floor wet room  
Porcelanosa sanitaryware  
Highly specified fixtures

## OUTSIDE

0.48 acre plot  
Heated swimming pool  
Vegetable garden  
S-facing porcelain tiled terrace  
Formal lawns to front and rear  
Panoramic countryside views  
Front-to-rear access on both sides  
Gated 6-car driveway  
Integral garaging

## MISCELLANEOUS

£1,840pa income from the grid  
Expansive historic planning granted  
Complete onward chain







# MATERIAL INFORMATION

**TENURE**  
Freehold

**COUNCIL, TAX & ENERGY**  
Huntingdonshire District Council  
Tax band F  
Energy rating C

**UTILITIES**  
Mains water  
Mains electricity  
Air source central heating  
Septic tank

**CONSTRUCTION**  
Year built: 1960 (approx.)  
Type: Standard brick and block

**RESTRICTIONS**  
Listed status: Not listed  
Conservation area: No  
Land covenants: None  
Tree preservation orders: None

**RIGHTS & EASEMENTS**  
None

**PLOT SIZE**  
0.48 acres













# THE AREA

## ALCONBURY WESTON

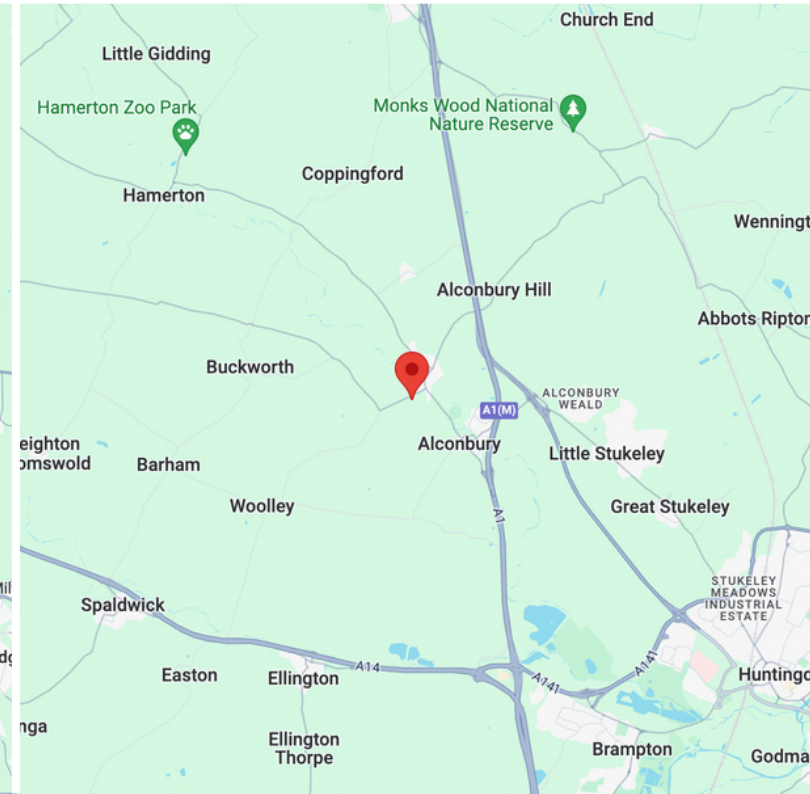
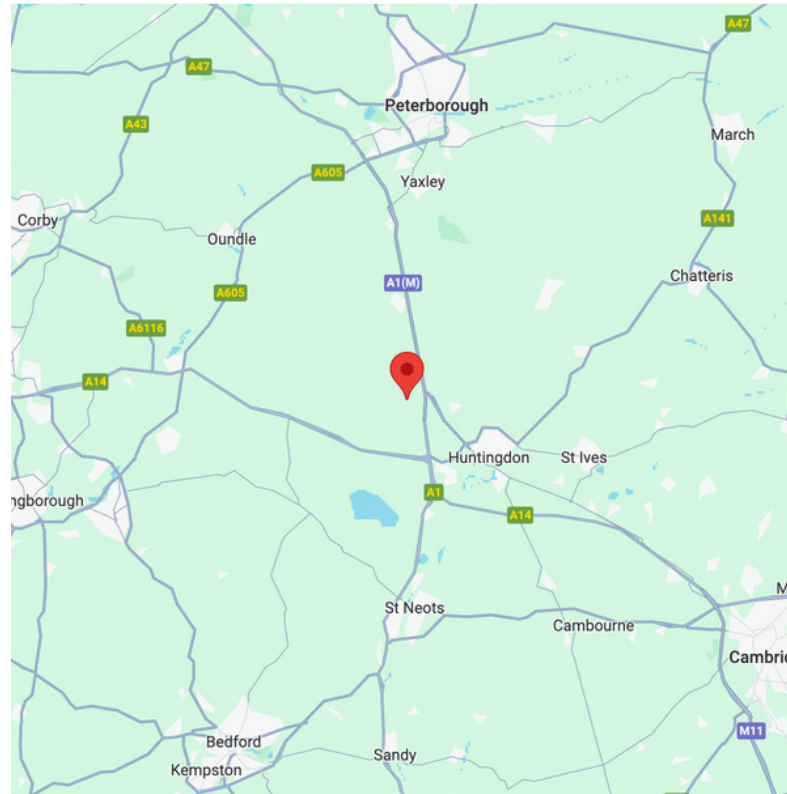
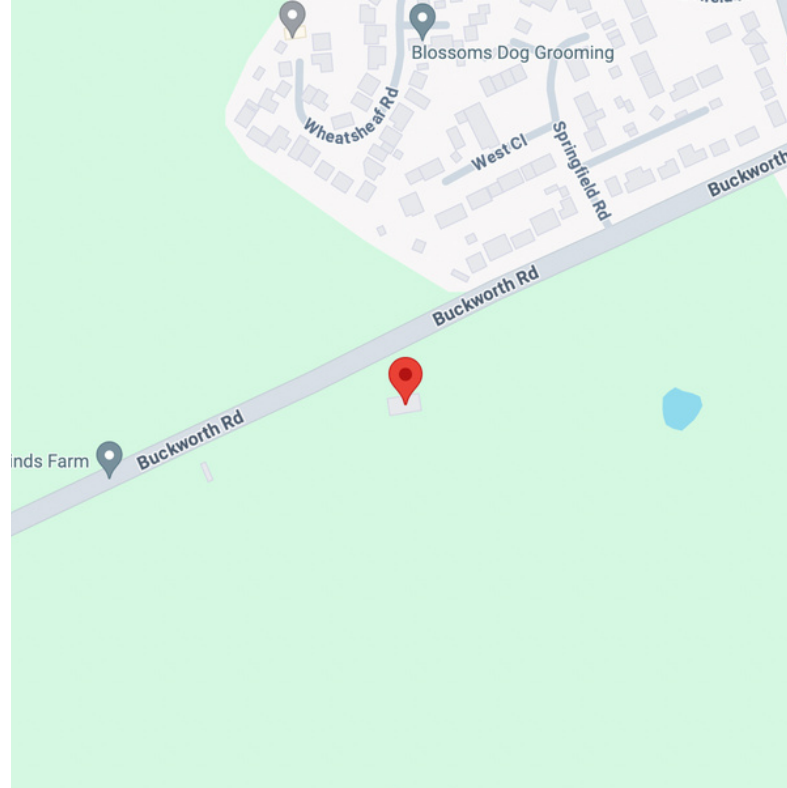
- Small, 'community' village
- Village pub within 1/2 mile
- Conveniently located for commuters
- Pre and primary schools within 1 mile
- Strong equestrian community

## POINTS OF INTEREST

- Grafham Water - 8 miles
- Hinchingbrooke School - 6 miles
- Oundle market town - 13 miles
- Kimbolton village - 9 miles
- Hamerton Zoo - 4 miles

## TRAVEL

- A1 - 1.5 miles
- A14 - 3.5 miles
- Huntingdon Train Station - 6.5 miles
- Kings Cross (via train) - 55 minutes
- Cambridge - 25 miles
- Peterborough - 18 miles
- Bedford - 22 miles
- C. London - 68 miles
- Luton Airport - 43 miles
- Stansted Airport - 50 miles





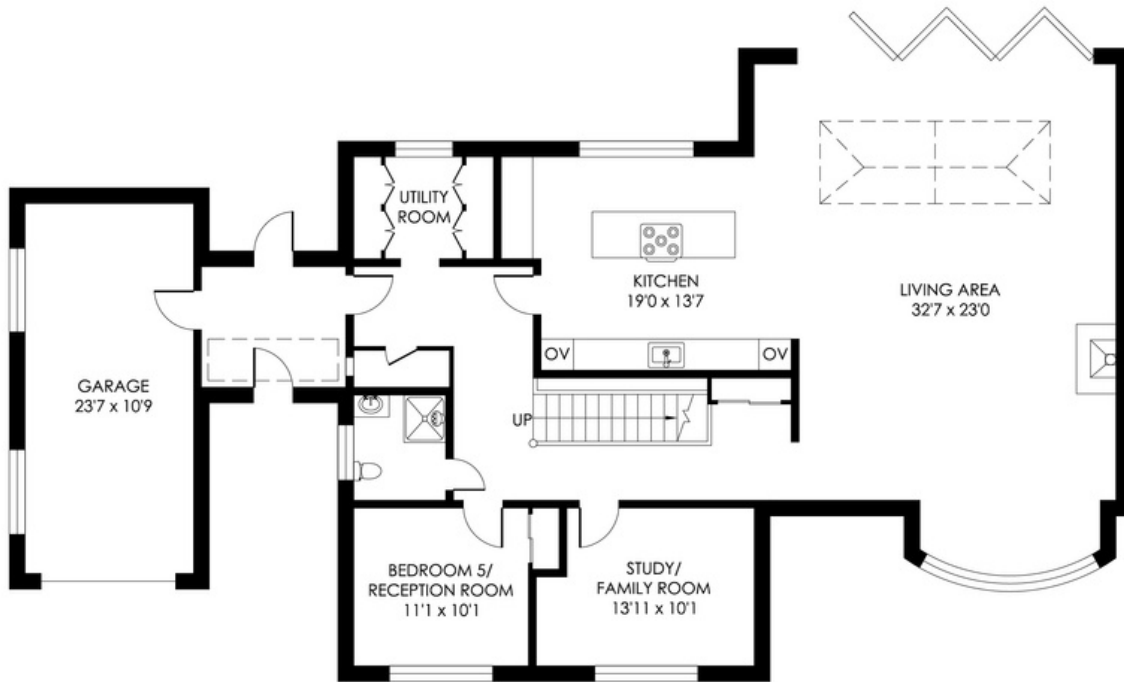


## A NOTE FROM THE SELLER

“High Gables has hosted many family events that have created amazing memories with our family and friends - from summers spent around the pool, to cosy evenings by the fire. Our favourite time of day would be the mornings, walking into the garden with a tea in one hand and enjoying the sun rise from all areas of the garden. Our children have grown up watching the shire horses trot past the house each morning, collecting the freshly laid eggs from the chicken coop, and feeding the neighbouring cows”



# COMPLETE FLOOR PLAN

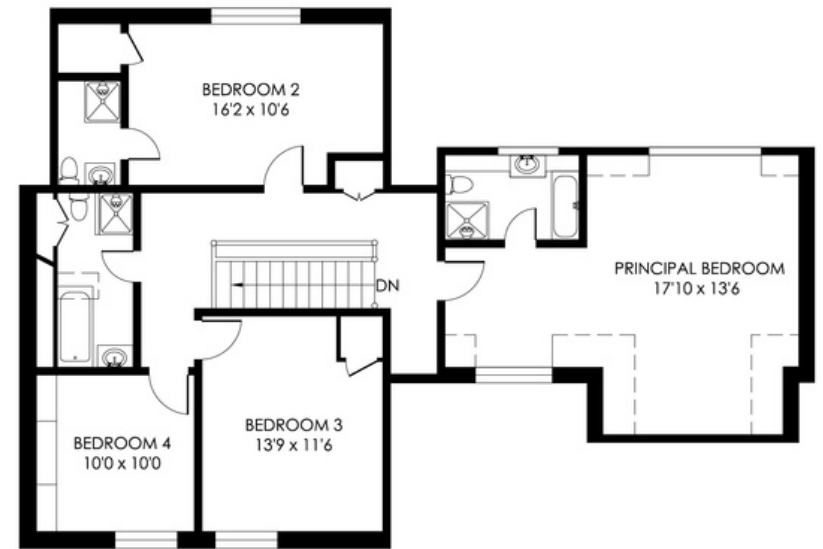


## GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 MAIN HOUSE : 2592 SQ FT  
 GARAGE : 253 SQ FT  
 TOTAL AREA : 2845 SQ FT



☐ ☐ = Reduced Headroom Below 1.5m / 5'0

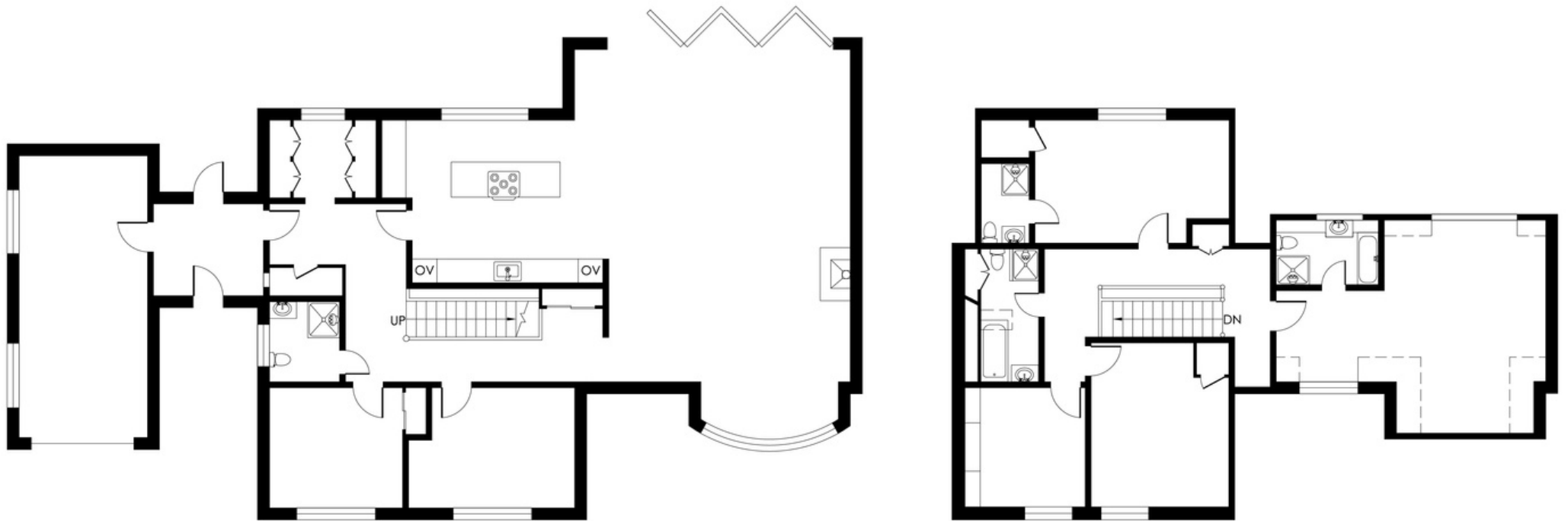


## FIRST FLOOR



# EMPTY FLOOR PLAN

How would you use the space? Sketch away





# BRENDAN MAY

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