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"Village Life with Countryside Panoramas"

Discover this exceptional detached family home, perfectly positioned on the edge of the highly sought-after village of Keyston. This rare and private property is one of just four executive homes in an exclusive development, offering a unique blend of village life and breathtaking, far-reaching views over the Cambridgeshire countryside. Its prime location provides the ideal sanctuary for families seeking a tranquil retreat with excellent connectivity and a vibrant community feel.



Linden Grove,
Keyston,
PE28 0RG





Property Highlights

Nestled into a one-off development of just four executive family homes, this beautifully presented property enjoys a wonderful, established feel. Its prime location on the periphery of the village provides a rare blend of peaceful countryside living with the convenience of amenities just a short walk away, including the well-renowned pub, The Pheasant. Commuters will appreciate the easy access to the A14, which provides excellent links to the A1 and beyond, while Huntingdon Train Station is just a 20-minute drive, offering a popular and direct service to London in under an hour.

Built in 2004 by Lisa Homes, this home has been thoughtfully designed with a fantastic array of quality features, including an air source heat pump and solar panels with a feed-in tariff. This setup effectively offsets running costs, providing excellent day-to-day energy efficiency.

Enter through the front door into the impressive Entrance Hall, a space defined by its stunning glazed double-height elevation and a mezzanine landing. The room features a solid oak floor, an exposed oak staircase rising to the first floor, useful under-stair storage ideal for shoes, and solid oak brace and latch doors lead into the ground-floor rooms.

The generously sized Living Room is situated at the rear of the property, providing dual-aspect windows with delightful views over the garden and the fields beyond. An impressive exposed brick inglenook fireplace takes centre stage, featuring a sandstone hearth, a solid oak beam mantle, and a large cast-iron multi-fuel burner. French doors open onto the paved patio, creating a seamless flow for entertaining, while contemporary dimmable wall lights create an ambient feel.

Step into the well-proportioned country style Kitchen/Breakfast Room, an inviting and light-filled space. The fitted kitchen includes an array of painted solid wood eye and base level units, tall larder units, and solid granite worktops and splashbacks. Integrated appliances include a Britannia range cooker and a dishwasher, while there is also an inset composite one-and-a-half-bowl sink with a draining board and an 'Insinkerator' waste disposal system. There's also space for an American-style fridge/freezer and a built-in microwave, and an open archway leads into the Family Room, creating a modern, open-plan feel.



Property Highlights

The Family Room boasts a newly fitted carpet and French doors onto the patio, providing a stunning outlook over the garden and beyond.

Adjacent to the kitchen is the separate Utility Room, featuring ceramic tiled flooring, additional storage, and a worktop with a one-and-a-half-bowl sink and draining board. A glass-panelled timber door provides natural light and access to the garden and mounted on the wall is the electric consumer unit and the solar panel control system.

The versatile layout continues with the Formal Dining Room, a generously sized space with excellent natural light from the window to the front elevation. Although currently used as a dining room, it could easily serve as a second sitting room, a ground-floor bedroom, or a quiet study. It features a central ceiling light and additional wall lights for a touch of ambience.

A separate Reception Room, currently used as a gym, offers additional versatility and space for family living.

The ground floor is completed by a useful WC, which features ceramic tiled flooring, porcelain tiled walls to dado height, and a two-piece suite to include a low-level WC and a wash basin built into a timber storage unit.

The oak staircase flows up to the first floor Landing, a bright and spacious area made beautiful by the mezzanine bannister and the full double-glazed elevation to the front. From the landing, you'll find a useful airing cupboard and solid oak brace and latch doors leading to the bedrooms.

The home offers four wonderfully spacious double Bedrooms, with the principal bedroom and second bedroom both benefiting from stunning, far-reaching field views and en-suite bathrooms. The Principal Bedroom Suite is a fantastic room of generous proportions, with ample space for bedroom and wardrobe furniture. It boasts an En Suite Bathroom with tiled floors and walls, a large jacuzzi-style jet bath, a walk-in shower with both a rainfall and handheld attachment, a WC and double sinks built into a marble top with storage beneath. The En Suite to Bedroom Two comprises a porcelain tiled floor and walls, a white heated towel radiator, and a three-piece suite that includes a low-level WC, a wash basin built into a marble top with storage, and a panel-enclosed bath with a fitted screen and a shower from the mixer taps.

The family Bathroom features porcelain tiled flooring and walls, a white heated towel radiator, and a three-piece suite that includes a low-level WC, a wash basin built into a storage unit, and a panel-enclosed bath with a fitted screen and a shower from the mixer taps.

A Detached Double Garage provides additional parking and storage, with two remote-operated up-and-over doors, lighting, and power sockets.





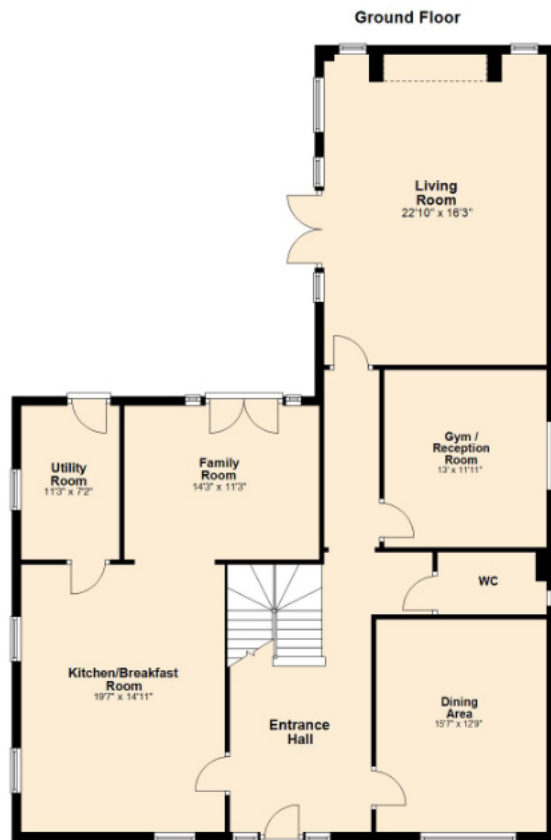
The Grounds

The property occupies a highly desirable position on the edge of the village with a plot measuring just under 0.25 acre. There is a shared driveway that flows from the road to the small development of just four properties, and the frontage is enclosed by a brick wall with five-bar gates. The block-paved driveway flows into the grounds providing off-road parking, mature planted borders sit by the property and there is secure gated side access that leads to the rear garden.

The impressive rear garden is larger than you would expect and boasts a private aspect, making for a wonderful family orientated garden ideal for children and pets alike. A paved patio by the house creates an excellent entertaining area, while the lawn extends to the rear, with a paved path flows around the property. As the lawn extends through the garden, it passes through mature planted borders and to the further lawn area at the rear. The grounds are beautifully maintained with views over the neighbouring countryside and the array of established trees, shrubbery and plantings provide a serene verdant feel.





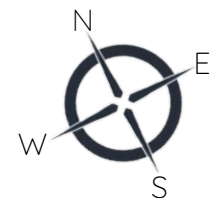


Total Area Measurements (Approx.)

House - 2,996 sqft / 278.34 sqm

Garage - 351.5 sqft / 32.66 sqm

Total - 3,347.5 sqft / 310.99 sqm



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.