

41 HATCHET LANE,
STONELY,


BIDWELLS



 **Knight
Frank**





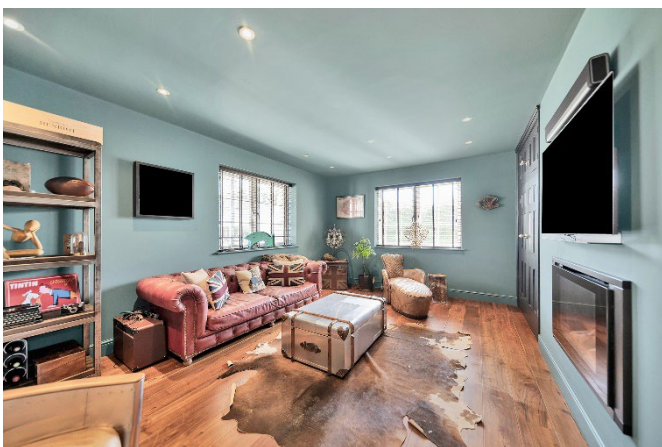
A magnificent, six-bedroom family house, set within good size plot, in the charming village of Stonely, close to Kimbolton.

Kimbolton, 0.5 of a mile, St Neots 8 miles, Huntingdon 11.5 miles, with mainline railway services to Kings Cross and St Pancras International, Cambridge 26 miles (distances are approximate).

Property Summary

Gross internal area 6,669.5 sq ft (619.6 sq m)

- Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Snug, Music Room, Kitchen/Dining/Sitting Room, Utility Room.
- First Floor: Principal Bedroom Suite with Dressing Room and En Suite Shower Room, 4 further Bedrooms, 3 Bath/Shower Rooms (2 En Suite plus Family Bathroom)
- Second Floor: Sitting Room, Bedroom 6 with En Suite Shower Room.
- Outside: Gym/Office Complex with Shower Room, Large Driveway, Double Garage, Single Garage, Double Carport, Store Room, Enclosed Rear Garden.



In all the property comprises 0.39 of an acre (0.158 hectares)

Please read Important Notice on the floor plan page.

**41 HATCHET LANE,
STONELY,
ST NEOTS,
CAMBRIDGESHIRE PE19 5EG**



Description

41 Hatchet Lane is a stunning and immaculately presented, grand family house, believed to date from 1940s. Constructed with brick, rendered and Marley Eternit particle cement clad elevations under slate roofs, the present owner has carried out a major and significant programme of extensions, alterations and modernisation over the course of the last 10 years, to an impressive standard of workmanship and finish. The result is a magnificent family home, with versatile accommodation suitable for a variety of family needs.

Outside

The property is set behind attractive, contemporary fencing and approached through secure, electronic 'in and out' gates and a secure pedestrian gate, over a large, block paved driveway, providing ample off-street parking and leading to a double Garage 18'11 x 18' (5.76m x 5.5m) with twin up and over door, power, light and personal access to utility room, at one side and single Garage 18'11 x 9'11 (5.76m x 3.03m) and double Carport 18'11 x 18'7 (5.76m x 5.66m) with Store Room attached, to the other side of the property. The front garden is enclosed with timber fencing and has been cleverly landscaped with raised gravel beds planted with box balls to the front of the gates with further gravel beds, planted with box balls and Cypress trees.

Gated pedestrian access to either side of the property leads to the rear.

The attractive, landscaped garden has been designed for ease of maintenance and family and social entertaining with attractive views over open paddocks to the rear.

It is enclosed with timber fencing, raised beds planted with a formal row of pleached lime trees and lavender bushes and there is a spacious, paved terrace in front of the Gym/Office complex with steps, flanked by raised flower/shrub beds, down to a formal lawned area. A further paved terrace, interspersed with raised flower/shrub beds, adjoins the rear elevation of the property with large gazebo and steps down to area of lawn, with timber decked terrace leading off to one side, with pergola over.

Property Highlights

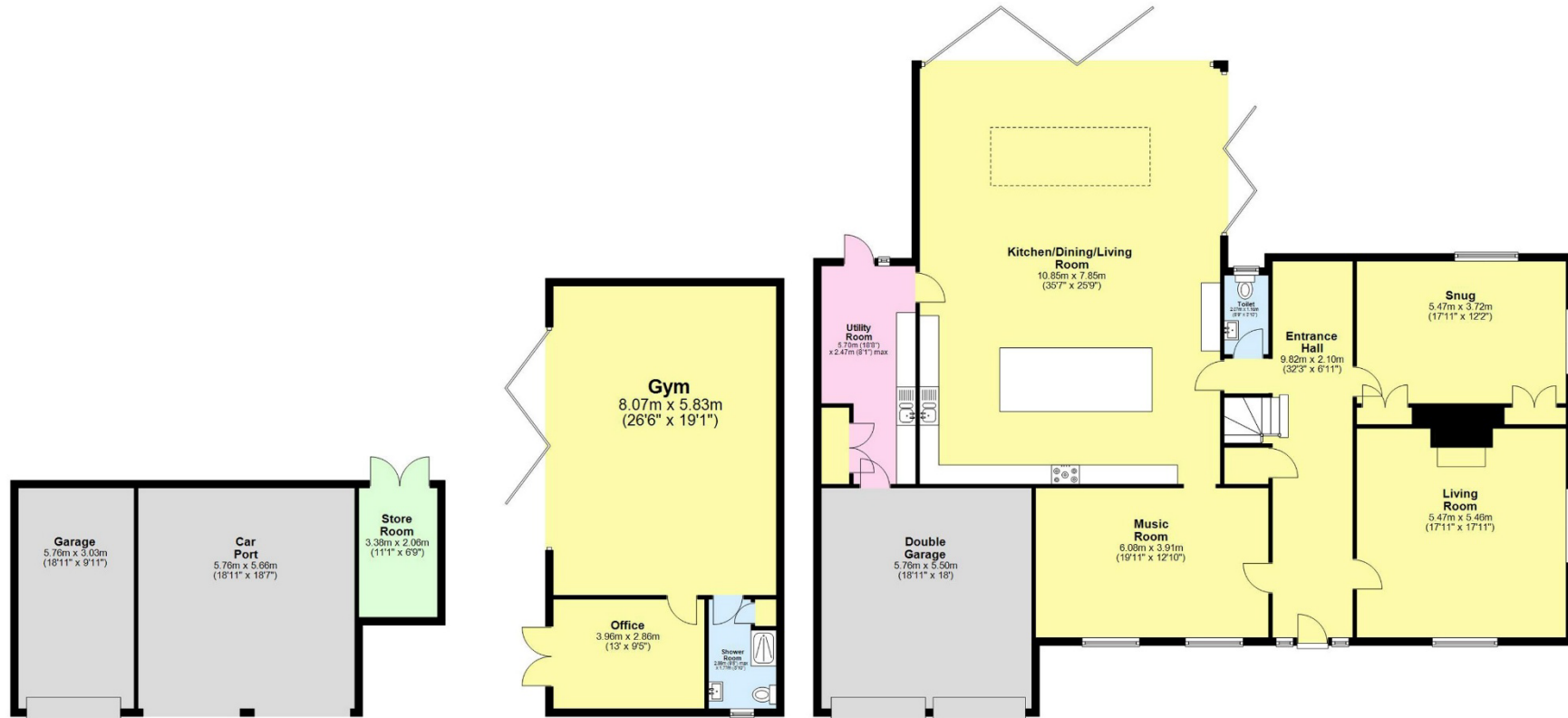
- Impressive internal space extending to almost 6,700 sq ft
- Ground floor areas with engineered oak flooring and ceramic tiling to wet areas
- Fabulous Kitchen/Dining/Sitting Room 35'7 x 25'9 (10.85m x 7.85m)
- Kitchen area with extensive range of fitted base and wall cabinets with marble work surface and upstands, central island/breakfast bar with marble work surface wine cooler and electric oven, integrated appliances comprising gas range cooker with extractor over, dishwasher, microwave and space for fridge/freezer
- Sitting and Dining Areas with stunning 'L' shaped walls of bi-fold doors, each opening on to the garden and terraces
- Dual aspect Snug 17'11 x 12'2 (5.47m x 3.72m) with oak flooring, wall mounted gas fireplace and built-in storage cupboards to either side
- Beautiful dual aspect Sitting Room 17'11 x 17'11 (5.47m x 5.46m) with oak floor, open contemporary cast iron fireplace with stone surround and mantle, slate hearth and bespoke open-shelving to either side
- Spacious Music Room 19'11 x 12'10 (6.08m x 3.91m)



Property Highlights

- Grand Principal Bedroom Suite 30'5 x 18'10 (9.28m x 5.73m) with vaulted ceilings, French doors to roof top, skylights, generous Dressing Room 18'5 x 10'4 (5.61m x 3.14m) with extensive range of built-in wardrobes and door to sumptuous En Suite Bath/Shower Room 18'4 x 9'2 (5.58m x 2.78m) with floor to ceiling tiling and open ended shower/wet area
- 4 further first floor, spacious double bedrooms, 2 with En Suite Bath/Shower Rooms
- Floor to ceiling tiled Family Bathroom with separate shower cubicle
- Second floor Bedroom Suite with Lounge area and ensuite Shower Room
- Independent complex incorporating Gym 26'6 x 19'1 (8.07m x 5.83m with bi-fold doors to terrace, Office 13' x 9'5 (3.96m x 2.86m) and Shower Room
- Mature Gardens
- Block paved driveway leading to double and single Garages and double Car Port
- Sonos system throughout the house, garden and gym, Luton Lighting System
- Security alarm system

Ground Floor
Approx. 362.1 sq. metres (3897.9 sq. feet)

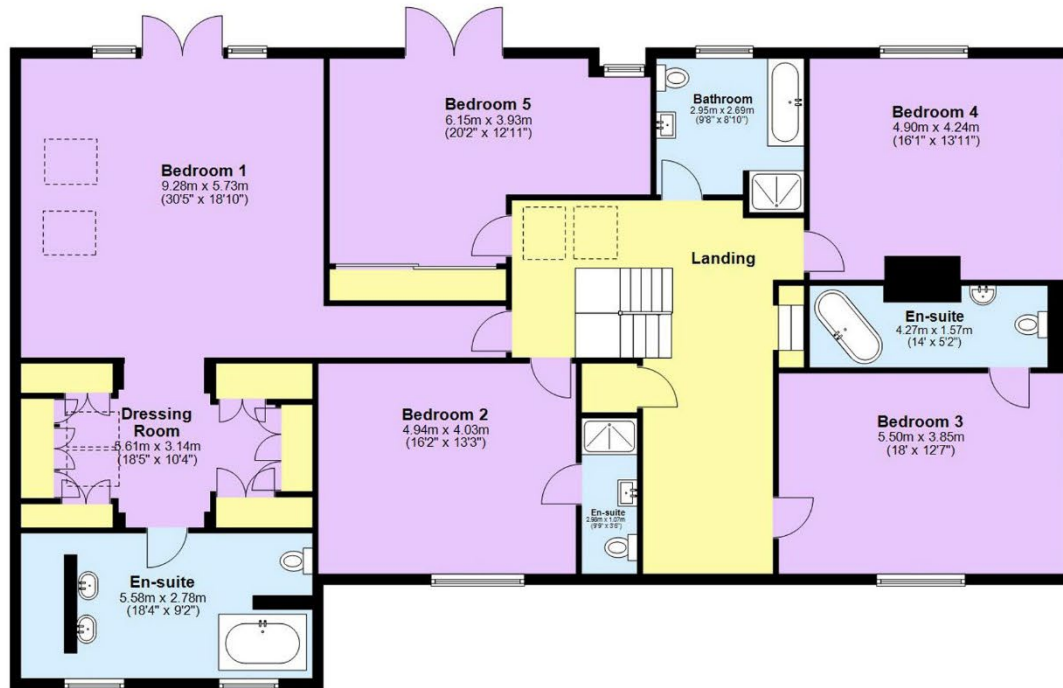


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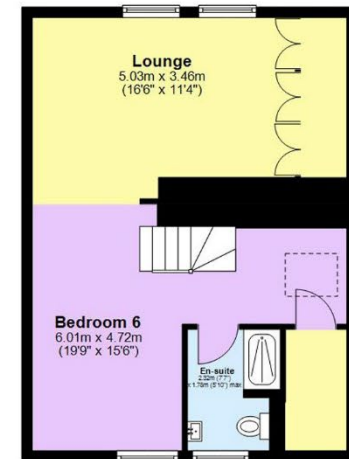
First Floor

Approx. 207.7 sq. metres (2235.7 sq. feet)

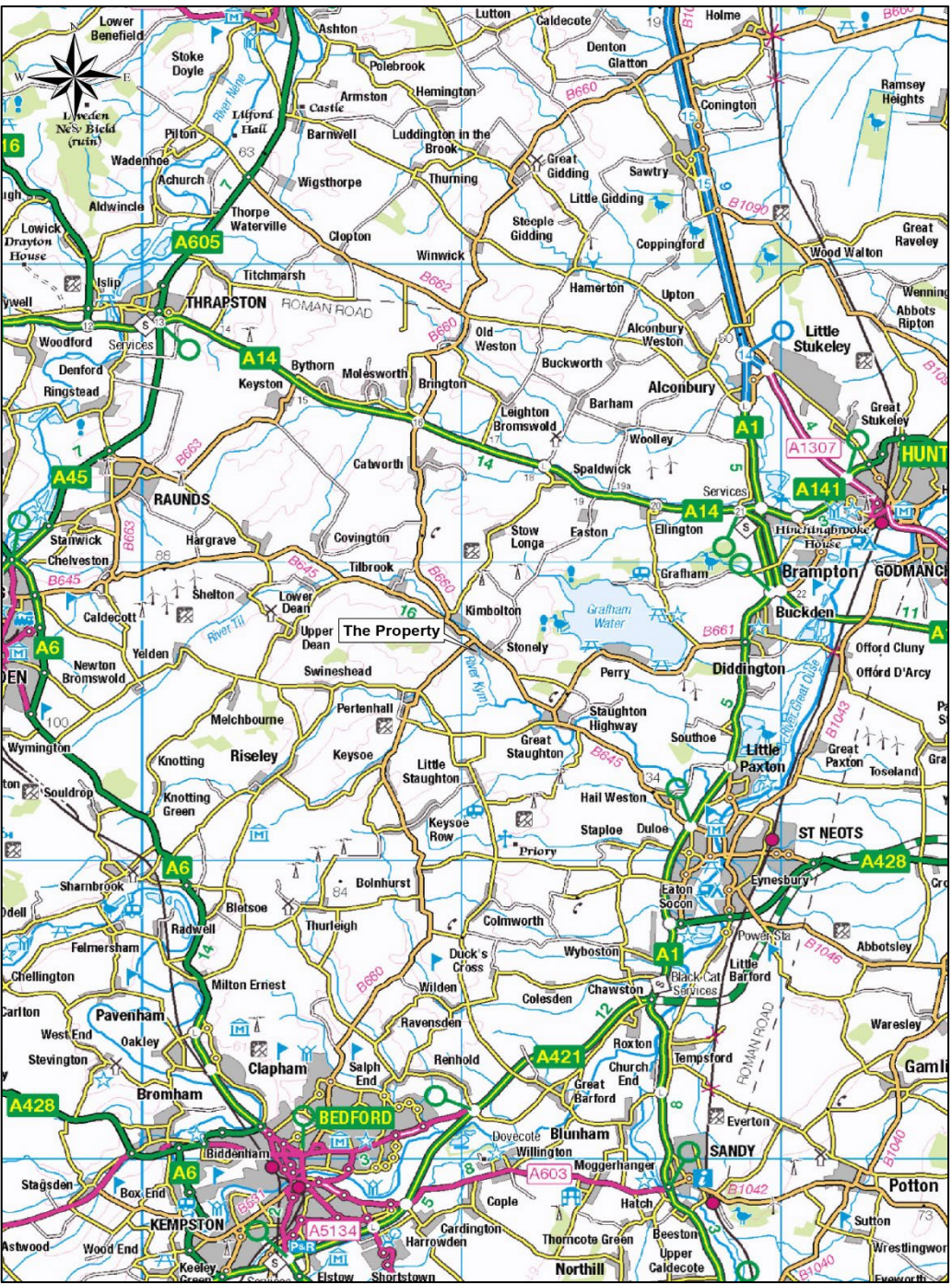


Second Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 619.6 sq. metres (6669.5 sq. feet)





Location

Stonely is a designated conservation area within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the river Kym, amongst the rolling landscape which characterises the western edge of the district. Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, within walking distance, along with the well-regarded Kimbolton Primary Academy. Also within walking distance, there is the High Street with a wide variety of shops and cafes, pub/restaurant, Indian restaurant, doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage and the UK's largest water reservoir, Grafham Water, set in 1,500 acres of beautiful countryside with a nine-mile track for walking or cycling, is around 6.5 miles away. For the commuter, the A1 in about 5.5 miles gives excellent dual carriageway access to the north and south and to the recently upgraded A14. An excellent mainline railway service to King's Cross is available from St Neots in around 8 miles and Huntingdon about 11.5 miles in about 59 and 54 minutes respectively, with the latter providing services to St Pancras International. Bedford is approximately 14 miles and Cambridge 26 miles away. The airports of Stansted and Luton can be reached in approximately one hour and East Midlands, in around one and a quarter hours.

Viewing

By prior telephone appointment.

Enquiries

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Additional Information

Local Authority

Huntingdonshire District Council

01480 388388

Outgoings

Council Tax Band: F

Council Tax Payable

2025/2026: £3,481.90

Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Energy Rating

C

Health & Safety

Please ensure that you take due care when inspecting any property.



