



The Hollows High Haden Road, Glatton

Offers Over **£600,000**

 **Oliver James**
Property Sales & Lettings



The Hollows High Haden Road

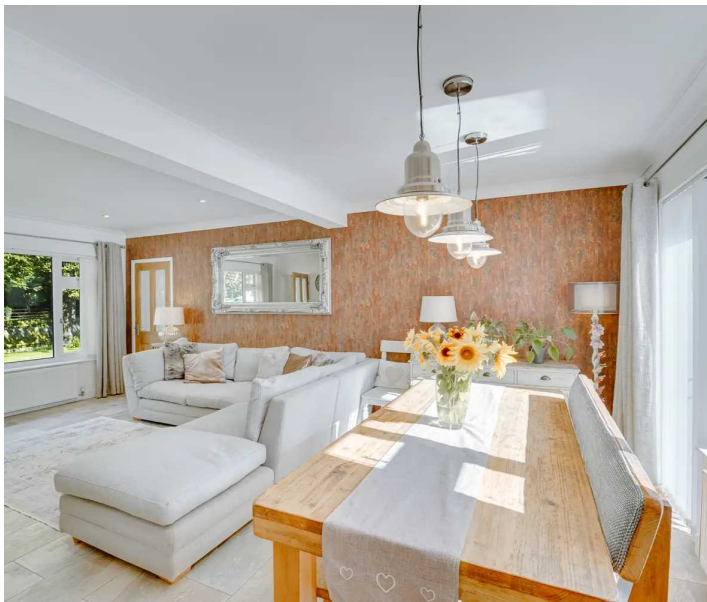
Glatton, Huntingdon

Offers invited between £600,000 to £625,000. A versatile family home of 2575 sq/ft / 239 sq/metres on a plot of 0.22 acres situated in a lovely non estate and desired road within Glatton offering annex potential. No forward chain.

Council Tax band: E

Tenure: Freehold

- An extremely versatile family home with annex potential.
- Offering five bedrooms, two en-suite shower rooms and two family bathrooms.
- The Gross Internal Floor Area is approximately 2575 sq/ft / 239 sq/metres.
- Extremely well designed, appointed and presented throughout.
- Oil fired central heating, multi fuel and log burners and air conditioned bedrooms.
- Highly desired with the ever sought after village of Glatton.
- The Property is sold with the benefit of no forward chain.
- Driveway parking for numerous vehicles.
- Beautifully landscaped gardens totalling 0.22 acres.
- EPC: E.





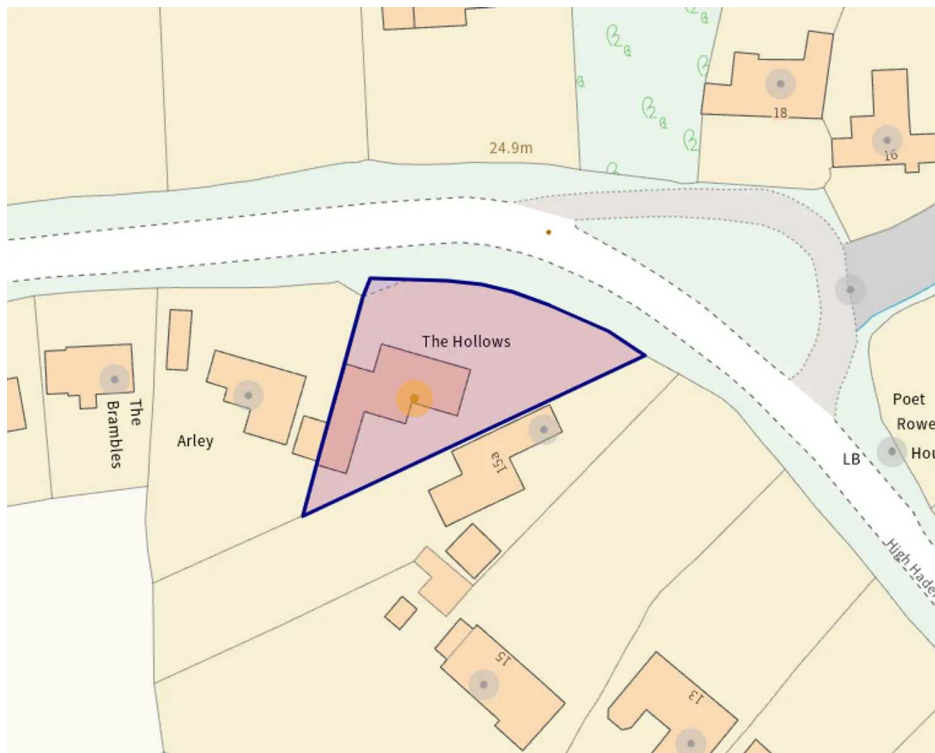
INTRODUCTION

This versatile family home is approached by the way of a large gravelled driveway and picturesque front garden. The hub of the home is a modernised kitchen / breakfast room which is partly open into a large family / dining room with multi fuel burner, ideal for entertaining and having the family over. There is still the functionality of a separate, double aspect, living room and study as well as a utility and downstairs bathroom. To the side of the home, interlinked via the utility room or accessed via a separate external door is additional stunning living accommodation which could be used as an annex or home office if required with a kitchenette, bedroom and guest-en suite. Upstairs are four bedrooms with another en-suite and further shower room, allowing for a growing family with plenty of storage space in the bedrooms and landing.

LOCATION

Situated approximately six miles south of Peterborough, sixteen miles north of Huntingdon and two miles north of Sawtry Glatton is a small village well known for its picturesque, idyllic setting as well as the renowned public house The Addison Arms. Benefiting from quick and easy access onto the A1/A14 road network and with the fast trains running from Huntingdon and Peterborough stations to London in just 45 minutes as well as the guided bus route into Cambridge from Huntingdon, the village offers peaceful living still within commutable distance of the major cities. Located within the nearest village of Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

