



9 Rectory Farm Close, Abbots Ripton
£780,000

 **Oliver James**
Property Sales & Lettings



9 Rectory Farm Close

Abbots Ripton, Huntingdon

A superbly situated and immaculately presented country residence with double garaging situated in the highly sought after and easily accessible village of Abbots Ripton. Council Tax band: F

Tenure: Freehold

- Executive detached home.
- Four well proportioned bedrooms.
- The Gross Internal Floor Area is approximately 2174 sq/ft / 202 sq/metres.
- Two en-suite shower rooms and a family bathroom.
- Double garaging with power and lighting.
- An additional paddock to the rear of approximately 0.25 acres currently rented from the Lord De Ramsey estate.
- Local Primary School, Shop and Pub The Elm situated within walking distance.
- Situated just 5 miles from Huntingdon Train Station, with fast lines to London Kings Cross.
- A beautifully refitted kitchen / breakfast room.
- EPC: D.





INTRODUCTION

A picturesque, thatched, detached home situated in an idyllic cul-de-sac location of similar homes. The property has been lovingly upgraded by the current owner including a beautiful shaker style kitchen. Ideal for working from home or family life, the property has four reception rooms with a lovely, homely, main living room with inglenook fireplace and doors leading into the rear garden. Upstairs are four bedrooms, two of which benefit from en-suite shower rooms as well as a further family bathroom, all of which are well appointed and tastefully presented. The double garage has a pan tiled roof and timber weather boarding completing the country aesthetic and the garden is well cared for with an additional third of an acre rented from the Lord de Ramsey estate.

LOCATION

Abbots Ripton benefits from being known as one of Cambridgeshire's most sought-after villages, located approximately four miles north of Huntingdon, where the train station is situated, with fast lines to Kings Cross in just 45 minutes, as well as the guided bus to Cambridge, 40 minutes to Stanstead Airport and close by road links leading to South and London, the North and Midlands. The village has a great sense of community, with a village hall and shop, as well as the highly rated Gastro Pub, The Elm, offering well priced food and drink for all. Across the road from the property, the Abbots Ripton primary school is rated good by Ofsted.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(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		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

