



Woodbrook  
Huntingdon, PE28 0NW

Christie Taylor  
Partnered With  
**Simpsons**  
Property Experts



This wonderful four-bedroom detached home sits within the peaceful hamlet of Shelton, an idyllic choice for buyers seeking a tranquil rural setting while remaining within easy reach of amenities in nearby villages.

Built in the 1970s and occupied by the same owner since new, the property has been lovingly maintained over the years. The entrance hall provides a welcoming first impression, complete with a guest WC and stairs rising to the first floor. The ground floor offers a modern kitchen with fitted appliances and an open-plan living/dining room — a bright, versatile space ideal for everyday living and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en suite, along with a contemporary shower room serving the remaining rooms.

Externally, the home enjoys a generous frontage with a gravel driveway leading to a single garage. The rear garden is a particular highlight: a sizeable, private space that wraps around the property and presents an excellent opportunity for a side extension (subject to the relevant permissions).

A standout home in a beautiful setting, offering peace, privacy and potential. Viewing is highly recommended.

Asking price £535,000



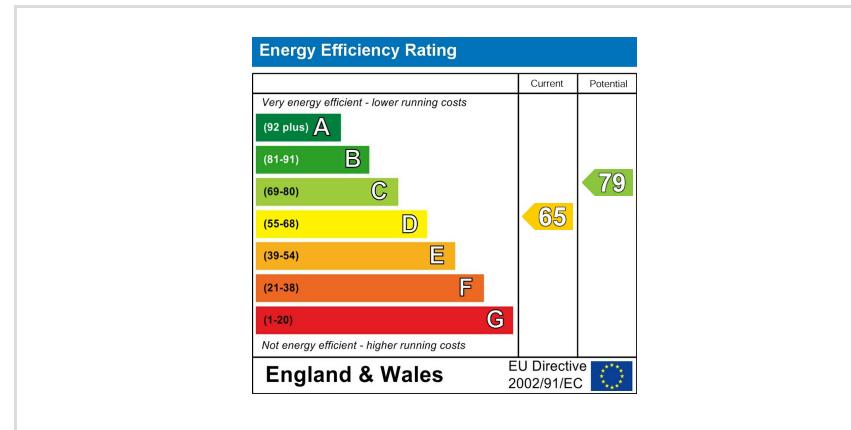
GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and other features are approximate. The plan is copyright to Simpson and Partners and is for private purposes only and should only be used under the terms of the purchase contract. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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