



EH

EXQUISITE
HOME



A DELIGHTFUL VILLAGE LOCATION

The thriving village of Abbotsley is four and a half miles southeast of St. Neots, with its shops, schools, historic buildings and leisure activities. The village has a pub, a village hall hosting many community activities, a number of listed buildings, an annual Scarecrow Festival and a Grade II* listed parish church. Beautiful Hayley Wood Nature Reserve is nearby. In the middle of the village is this charming family home, constructed in 2007 as part of an award-winning development by local building firm Francis Jackson. Using buildings from a farm complex and recycling original bricks where possible. Part of the present dwellings were once the dairy/creamery. Heated by a ground source heat pump, the house also has underfloor heating on the entire ground floor. The present owners bought it fourteen years ago, attracted by its lovely village location, proximity to Cambridge, Bedford and St. Neots and the versatile layout, perfect for multi-generational living. There is a lawn and paved area to the front of the house, with a car port alongside a double garage with power, light, storage and a workbench to the side. The property has been designed to wrap around three sides of a sunny central private courtyard. All the rooms are large and light filled. The front door opens into the spacious wooden floored hallway with its understairs cupboard. There is a sleek and elegant cloakroom with granite tops (found in most bathrooms) and to the left is the kitchen, much loved and used by the owners. With its ivory cabinets, granite worktops, soft closing cupboards and drawers, pull out larder cupboard, integrated dishwasher, wine fridge, fridge freezer, Neff electric oven and microwave combi oven and five ring induction hob, plus island with seating, it is the perfect space for a keen cook. Many happy family Christmases, New Year celebrations and parties have been enjoyed here and the thoughtful layout and generous storage makes it a joy in which to cook. The open plan dining room opens out from it with its double doors out on to the courtyard. The owners eat here every day and it has more than enough room for informal meals and entertaining. Next door is the utility room with plumbing for a washing machine and tumble dryer and a door into the car port. The delightful living room is particularly sunny and benefits from double patio doors on to the courtyard. It is the perfect family room, ideal for multi-generational living. There is a comfortable wooden floored study which has been split to contain a locked cupboard. However, it could easily be restored to its original size and possibly another bedroom.

The right hand wing offers accessible and self-contained sleeping accommodation. There are three large double bedrooms, all with built in storage and one with a sleek en-suite shower room with heated towel rail and skylight, plus a beautiful four piece family bathroom with extra large bath, shower, heated towel rail and walk in shower. If desired, this wing would make the perfect accommodation for elderly family members, or serve as accessible guest rooms.

On the first floor is the Master bedroom suite with its dual aspect windows with a dressing room, with three double wardrobes and a four piece en-suite bathroom with extra large bath and double walk in shower, wash hand basin with under and over storage. The other double bedroom on this level benefits from extra deep built in wardrobes and overlooks the courtyard.

SUNNY COURTYARD

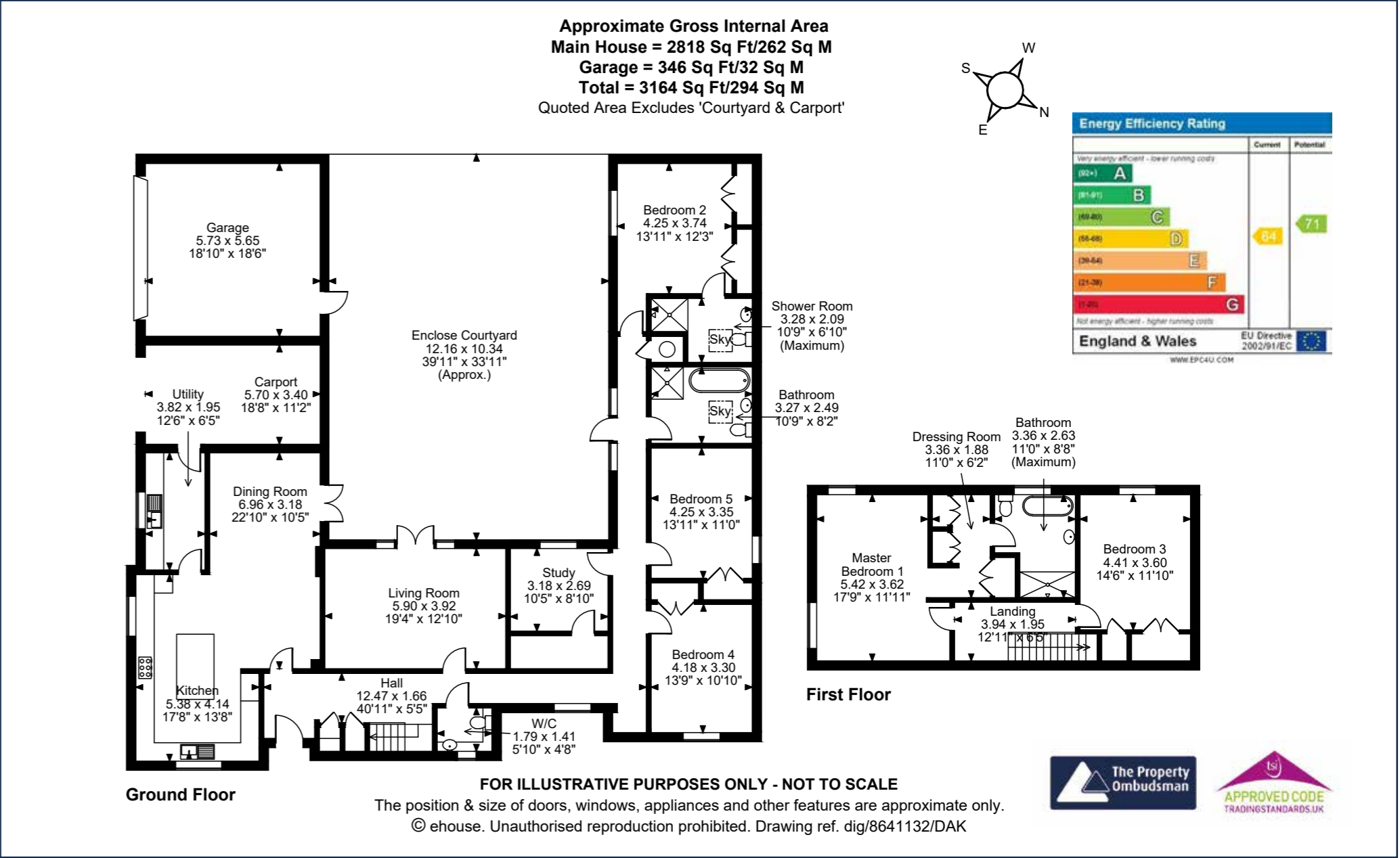
The courtyard can be accessed from most parts of the house and is entirely secluded. The owners have had great success growing, tomatoes, chillies, peppers, runner beans, carrots and herbs in the full sunshine and a pear and plum tree also thrive. A wisteria climbs up the mellow brick wall, there is a vine, camellias, shrubs and a beautiful magnolia tree. Spacious and inviting, it is a lovely space and very easy to maintain.

BEAUTIFUL SOUTH WEST CAMBRIDGESHIRE

Close to the borders with Bedfordshire, Northamptonshire, Hertfordshire and Huntingdonshire, the western part of Cambridgeshire is typified by vast skies, rich fenlands and attractive villages. Newmarket, Cambridge, Bedford and St. Neots are all within easy reach. The region is very well connected by transport links with the A1, A14 and A428 running through it and regular fast trains into London Kings Cross and Gatwick from St. Neots make it an ideal place to live for those who need to commute into work. Dotted with pretty villages and full of wonderful attractions, it is a much sought-after area.

In an enticing rural location with excellent transport links, off street parking, a secluded courtyard and a truly remarkably flexible interior, this family home is immaculate inside and out and must be seen to be believed.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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