

EH

EXQUISITE
HOME





A DELIGHTFULLY CHARACTERFUL HOME

The pretty village of Offord Cluny is located five miles north of St. Neots, four miles southwest of Huntingdon and twenty two miles northwest of Cambridge. Its twin village is Offord D'Arcy and they are known collectively as "the Offords." The villages lie to the east of the Great Ouse river valley and are thriving communities. The parish church of All Saints is a Grade II* listed building dating back to the late thirteenth century. There is a village pub, a primary school, village hall with plenty of groups, a shop and a hairdresser. One of the most beautiful and historic properties in Offord Cluny is this remarkable Grade II listed Georgian property with its three double height bow windows and many period features. Originally built as three houses, over the years it has been incorporated into one and there have been several extensions. The present owners moved in thirty two years ago, having first rented it and then fallen in love with it. Since moving in, they have ensured that the house is extremely well insulated and heat efficient, and improved it considerably. Most noticeably by the addition of the conservatory, and more recently by the refurbishment of all the sash windows with Fineo vacuum double glazing, which has the heat efficiency of triple glazing. With a well-established wisteria growing up its front, it is a charming family home. Over the years, the owners have enjoyed many family Christmases, New Year and Millennium celebrations, parties and outdoor croquet tournaments, as the spacious interior, two staircases and large front and back garden very much lend themselves to entertaining. The front porch, with its attractive coloured glass, leads to the front door and entrance hallway, also decorated with coloured glass. The interior is typically Georgian with high ceilings, generously proportioned rooms and sash windows.

The sitting room has a large bow window, a wooden parquet floor and an open fire, the perfect family room for all occasions. A door leads into the generous conservatory with its doors leading on to the spreading lawn at the back. North facing and with an attractive Indian slate floor, it is warm in the summer and cool in the winter. The dining room, also with a bow window at the front, has built in cupboards, a cream Aga and the original servants' indicator board. The dining room leads into the dual aspect kitchen with a second cottage staircase with a door leading up to the first floor. If desired, and with the correct planning permission in place, it would be possible to extend the kitchen by taking out the second staircase and opening out the space to create an open plan kitchen and dining area. Next door is the large walk in pantry with a red quarry tiled floor, ideal for keeping food fresh and storing provisions. The utility room has a double sink, plumbing for a washing machine and tumble dryer and a toilet leading off it. To the right of the hallway is the useful study, perfect for anyone who has to work from home. If desired, it could be turned into a third, smaller reception room. The ground floor accommodation is completed by the beautiful glass and wood greenhouse with shelving, water butt and quarry tiled floor. This is ideal for keen gardeners, as it can be used to harden off tender plants or overwinter them.

GRACIOUS PROPORTIONS

The staircase rises from the entrance hallway up to the landing from which radiate five bedrooms, the family bathroom and a cloakroom. Natural light streams through a skylight, adding to the sense of space. The generously sized principal bedroom has two bow windows and a fitted cupboard. The second and third bedrooms, both with an attractive bow window, share a Jack and Jill bathroom with a bath, basin and storage. The fourth bedroom is a good sized double and the fifth, very slightly smaller, would make the perfect nursery, child's bedroom, play room or hobby room. The three piece family bathroom has a bath, shower and countertop basin, with a separate toilet next door. There is a further useful cloakroom on the first floor. The accommodation on this storey is completed by a large airing cupboard. There is also a spacious attic which has been boarded out and which is fully insulated.





DELIGHTFUL GROUNDS

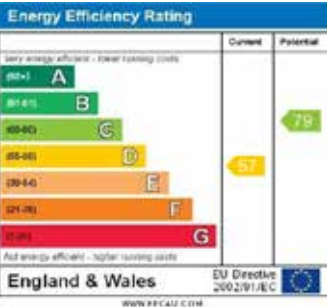
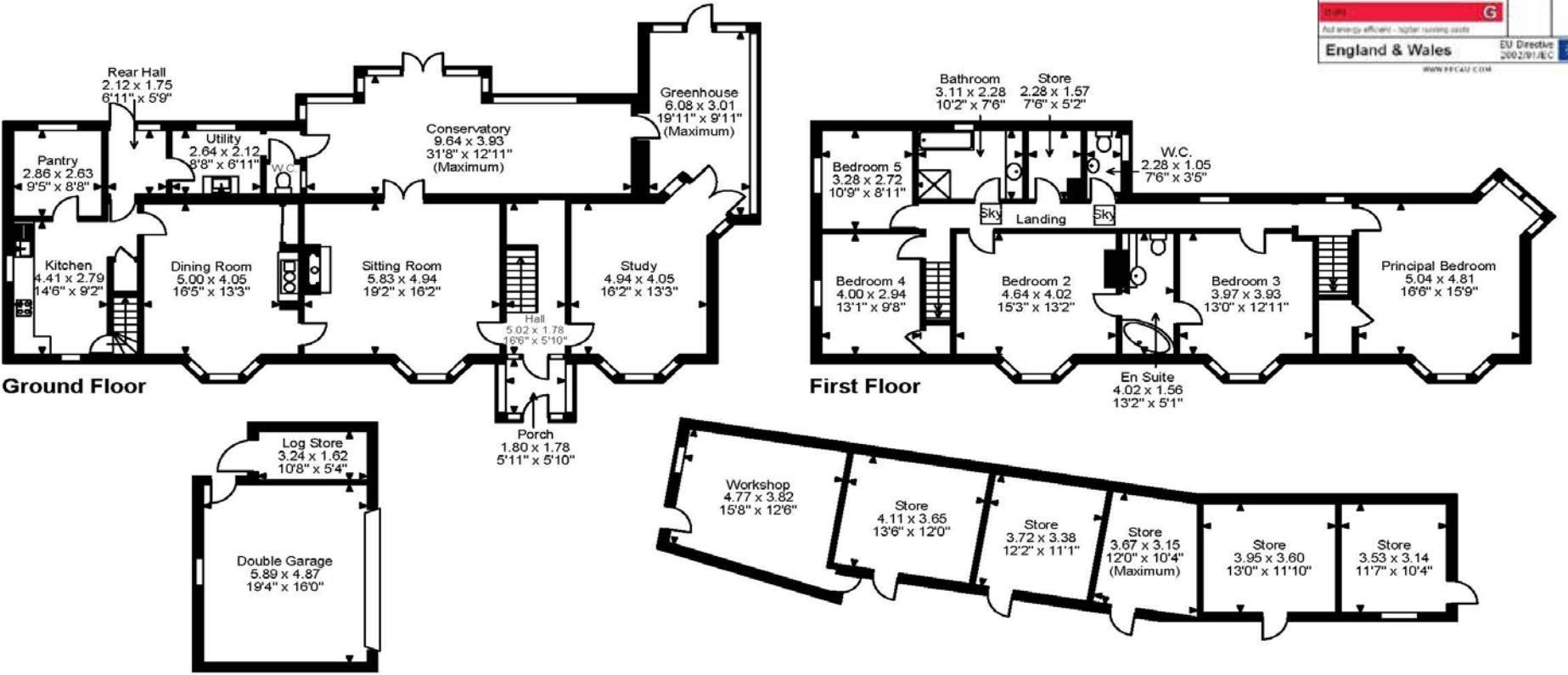
The spacious private back garden is mainly laid to lawn and is thoughtfully planted up with spring bulbs, annuals, perennials and shrubs and has a pond with power. There is plenty of off street parking within the enclosed back garden. Wisteria grows up the house, there are a number of mature trees on the left hand side and flowerbeds attractively planted up with an eye to colour, fragrance and texture. The front garden (to the side of the house) has a pretty lawn, a labyrinth with plenty of fragrant roses. There is also a double garage with electric doors, a useful log store which has dual access from the street and the garden. Five linked storage sheds and a fully fitted workshop, built in larch lap, offer vast amounts of storage and room for various hobbies – all have light and two have power. Full of character and charm, with a spacious and versatile interior, delightful gardens and a village location, plus good transport links, this remarkable house is a Georgian gem in a rural setting.

IN THE HEART OF CAMBRIDGESHIRE

Cambridgeshire is known for its huge skies, endless panoramas of rich fenland and the rivers and dykes which water its fertile expanse. Beautiful, accessible and dotted with historic towns and villages, it is also exceptionally well connected to the rest of the country and is therefore ideal for those who need to commute to work. Two of its settlements, Huntingdon and St Neots, sit on the River Great Ouse and have a rich cultural heritage. Huntingdon is mentioned in the Anglo-Saxon Chronicle of 921 and sits at the bridging point of the Great Ouse where a fine medieval bridge spans the water towards Godmanchester. The town has several beautiful open green spaces and is the only known British habitat of the marsh dandelion. St Neots has a weekly market (the charter being granted in 1130), good transport links and plenty of shopping opportunities. Many of its inhabitants commute to Cambridge, London and beyond, taking advantage of the town's railway station and the proximity of the A1 and A421/A428.



Approximate Gross Internal Area
Main House = 3337 Sq Ft/310 Sq M
Outbuilding = 1291 Sq Ft/120 Sq M
Total = 4628 Sq Ft/430 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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