

EH

EXQUISITE
HOME



STUNNING FAMILY HOME

On the outskirts of Kimbolton surrounded by beautiful, unspoilt countryside is this spacious, much improved and extended home on a plot of around 0.35 of an acre. With generous off street parking, a multi-use garden, three reception rooms, a cloakroom, two bathrooms and four bedrooms, it is presented in an immaculate condition, and marries style and functionality effortlessly. The village offers good amenities including two pubs, a primary school, shop, Post Office, medical centre, pharmacy and a yearly market. Trains run on the East Coast Main Line from nearby Huntingdon into London Kings Cross, ideal for commuters, and there are several local primary and secondary schools. There is a network of public footpaths and all in all, this delightful house offers rural seclusion alongside local amenities.



Town and Country

Beautiful Cambridgeshire, criss crossed by the A14, A10 and A11 and with regular fast trains connecting it with London is much sought-after by families and commuters alike. Its excellent transport links add to its attractiveness to families and commuters alike. Cambridge itself is a mecca for workers, families and tourists alike, while St Neots, Ely, Huntingdon and Peterborough offer many amenities. The town of Kimbolton sits close to the Cambridgeshire border with Bedfordshire, with Northampton twenty four miles away, St Neots ten and Huntingdon thirteen. It is a particularly well served community with a thriving High Street, two pubs, a primary school, a shop, Post Office, medical centre, pharmacy, two cafes and a wine shop. Kimbolton Castle (now a school) is in the centre of the town and the parish church of St Andrews is Grade I Listed. Kimbolton received a Royal Charter to hold a market in 1200 and today, the long established Statute Fair is still held every September. Trains run from nearby Huntingdon on the East Coast Main Line to London Kings Cross.

Stunning Family Home

On the outskirts of the town surrounded by beautiful, unspoilt countryside is this spacious, much improved and extended home on a plot of around 0.35 of an acre. The present owners bought it eight years ago, attracted by its seclusion, delightful location and proximity to the village. Since moving in, they have transformed it into a stunningly beautiful and versatile family home to an extremely high standard. Solar panels have been fitted, they have added two extensions (one single and one double storey), installed a new kitchen and new bathrooms, re-laid the drive, installed electric gates, constructed a covered pergola and outdoor kitchen and fitted new doors and windows. A pair of electric gates lead on to the gravelled drive with space for seven cars to park and the house is protected from the road by a hedge. The front door leads into the dual aspect hallway, light and welcoming with a striking staircase with oak balustrades and cloakroom off. Straight ahead is the breathtaking triple aspect, open plan dining/kitchen/breakfast room area with underfloor heating. Flooded with light pouring through the



three Velux windows and the bifolds opening out to the garden, the owners have designed this space with an eye to effortless style and functionality and the result is quite remarkable. With its units painted in dark navy and dove grey, quartz worktops, integrated Hotpoint microwave, Bosch dishwasher, Lamona fridge/freezer, wine fridge, electric range cooker with gas induction hob and island with oak worktop, Franky boiling water and filtered cold water taps, ceramic butler's sink, seating and pendant lighting, it is a highly functional and contemporary multi-generational living space and has been much used for parties and entertaining. Next door is the utility room with a second sink, oak worktops and plumbing for a washing machine and tumble dryer.

A door leads off the dining area into the snug, colour drenched in a dark smoky green paint and with a beautiful fireplace with oak beams and log burner at its heart. With its Suffolk latch door and underfloor heating, it is incredibly cosy and welcoming. In the winter, the family love to snuggle up on the sofa in front of the fire, but in summer, they congregate next door in the triple aspect glass family room with its beautiful views of the garden. It has cleverly designed built in storage and seating, and the window seat is the perfect place to stretch out and read or daydream. This really is the perfect party house and the owners have hosted a multiplicity of parties, opening up the bifolds and welcoming up to fifty people without ever feeling overcrowded.

A Marriage of Style, Functionality and Beauty

On the first floor, the spacious and light filled accommodation continues. The principal bedroom suite is quite simply magnificent. The large double bedroom has floor to ceiling glass windows and four Velux's, all fitted with solar powered electric blinds. South facing, one is able to watch the sun rise and travel across the sky from the bed, while enjoying the Juliet balcony and the incredible play of sunshine and natural light. The room is cleverly zoned to keep it cosy, and there are built in wardrobes, air conditioning and an elegant en suite shower room with a rectangular counter top basin with stone surface and large walk in shower. The dual aspect second bedroom makes a perfect guest room, there is a third double bedroom and the fourth bedroom is a single, ideal for a home office, nursery or playroom.

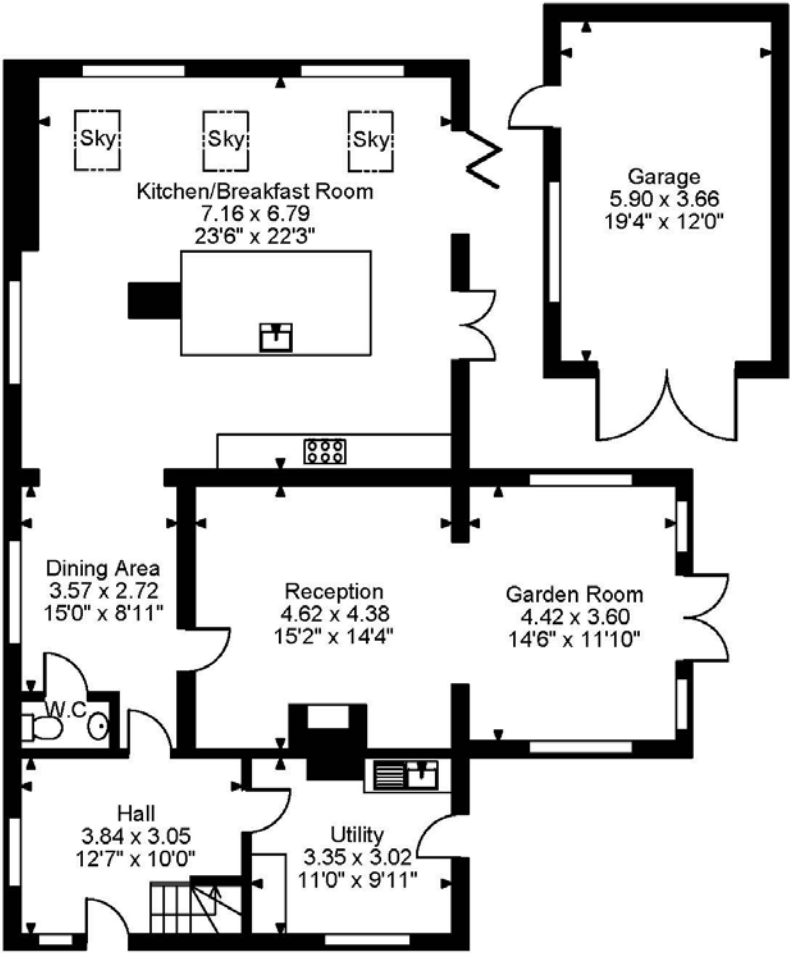
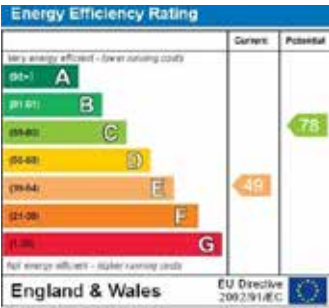




All four bedrooms have stunning views out over open countryside. The family bathroom is decorated in white and grey with a bath with shower over, walk in shower, heated towel rail and electric underfloor heating. The loft offers useful storage.

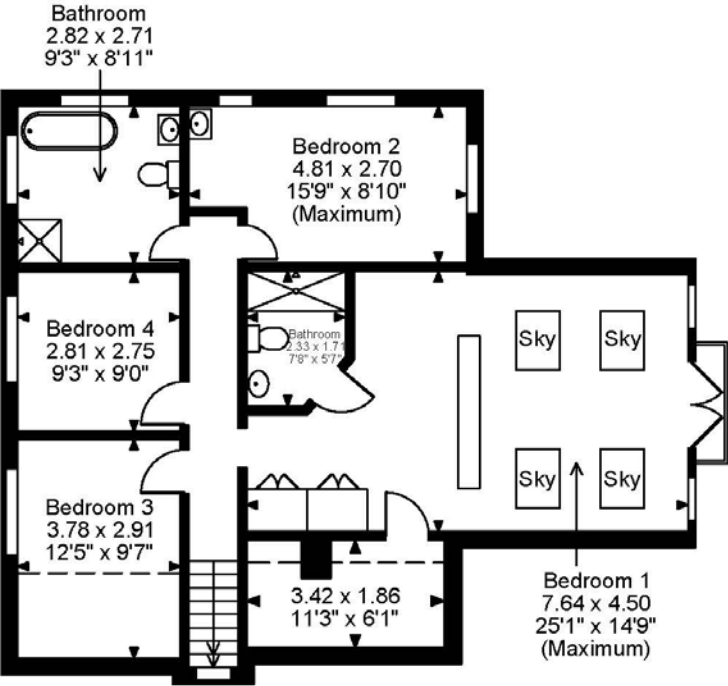
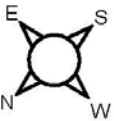
Multi-Functional Garden

To the rear of the house, there are two Indian sandstone patios, a decked covered pergola for outdoor dining, an outdoor kitchen with sink, a woodstore and a lawn. It has been used for parties, informal gatherings and celebrations and there is more than enough room for children's play equipment if desired. Beyond the garden are open fields. The large garage has power and light and offers useful storage. A vast network of public footpaths are accessible opposite the house and it is entirely possible to walk to two local pubs in around forty five minutes. For dog walks, this is ideal. There are three primary schools within easy reach, plus two state secondaries and Kimbolton Private School. Spacious, versatile and stunningly beautiful, in a secluded spot but with easy access to amenities, this house is a genuine one-off.



Ground Floor

Approximate Gross Internal Area
Main House = 2237 Sq Ft/208 Sq M
Garage = 232 Sq Ft/22 Sq M
Total = 2469 Sq Ft/230 Sq M



First Floor

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