

A photograph of a modern, single-story brick house with a dark grey tiled roof. The house features a large glass door with a dark frame and a smaller window to its left. The front garden is a well-maintained green lawn with some shrubs and a gravel path leading to the door. The sky is clear blue.

EH

EXQUISITE  
HOME



### A BARN STYLE HOME IN A VILLAGE SETTING

Standing in a conservation area is this handsome detached barn-style property, built in 2010 by local developers Francis Jackson Homes. The landowner specified that barn-style homes should be built to fit in with their surroundings and although the development is only fifteen years old, it has a very pleasing characterful charm which is entirely appropriate for its rural setting. There is generous off street parking and a double garage with power and light. If desired, and with the correct planning permission in place, it would be possible to add a home office above the garage. There is a small lawn to the front, thoughtfully planted with brightly coloured perennials. The gravelled drive sweeps round to access the off street parking for around six cars. The front door opens into the hallway with natural light streaming through the double height door and windows and durable Karndean flooring. An attractive light oak staircase winds up to the first floor and there is a smart cloakroom leading off the hallway. To the left is the cosy dual aspect sitting room with fireplace, gas fire and double doors out on to the garden. It is the perfect size for relaxing, spending time with family or entertaining. To the right of the hallway is the light and spacious open plan kitchen and dining room, flowing naturally from the hallway. Sunshine streams through the three skylights in the dining room which has a door out on to the garden. Ideal for everyday family meals, kitchen suppers or more formal occasions, there is more than enough room to relax and to dine.

The kitchen is designed with an eye to practicality and beauty. With lovely views outside, soft closing cupboards and drawers, granite worktops, an island with seating, an electric oven, grill and five burner gas hob, integrated Neff fridge and freezer and integrated Neff dishwasher, it is a cook’s dream. The ground floor accommodation is completed by the utility room with extra storage, sink and plumbing for a washing machine and tumble dryer. There is a door leading on to the drive.

The light oak staircase rises to a galleried landing absolutely flooded with natural light due to the lovely design of this charming house. The principal bedroom benefits from a walk in wardrobe and a sleek, contemporary en-suite shower room with a towel heater. The second bedroom, a large double, also has fitted wardrobes and is illuminated by the light streaming through the two skylights. The third bedroom is currently being used as a home office and also benefits from two skylights. The handsome four piece family bathroom has a bath, walk in shower and a heated towel rail, plus a skylight.

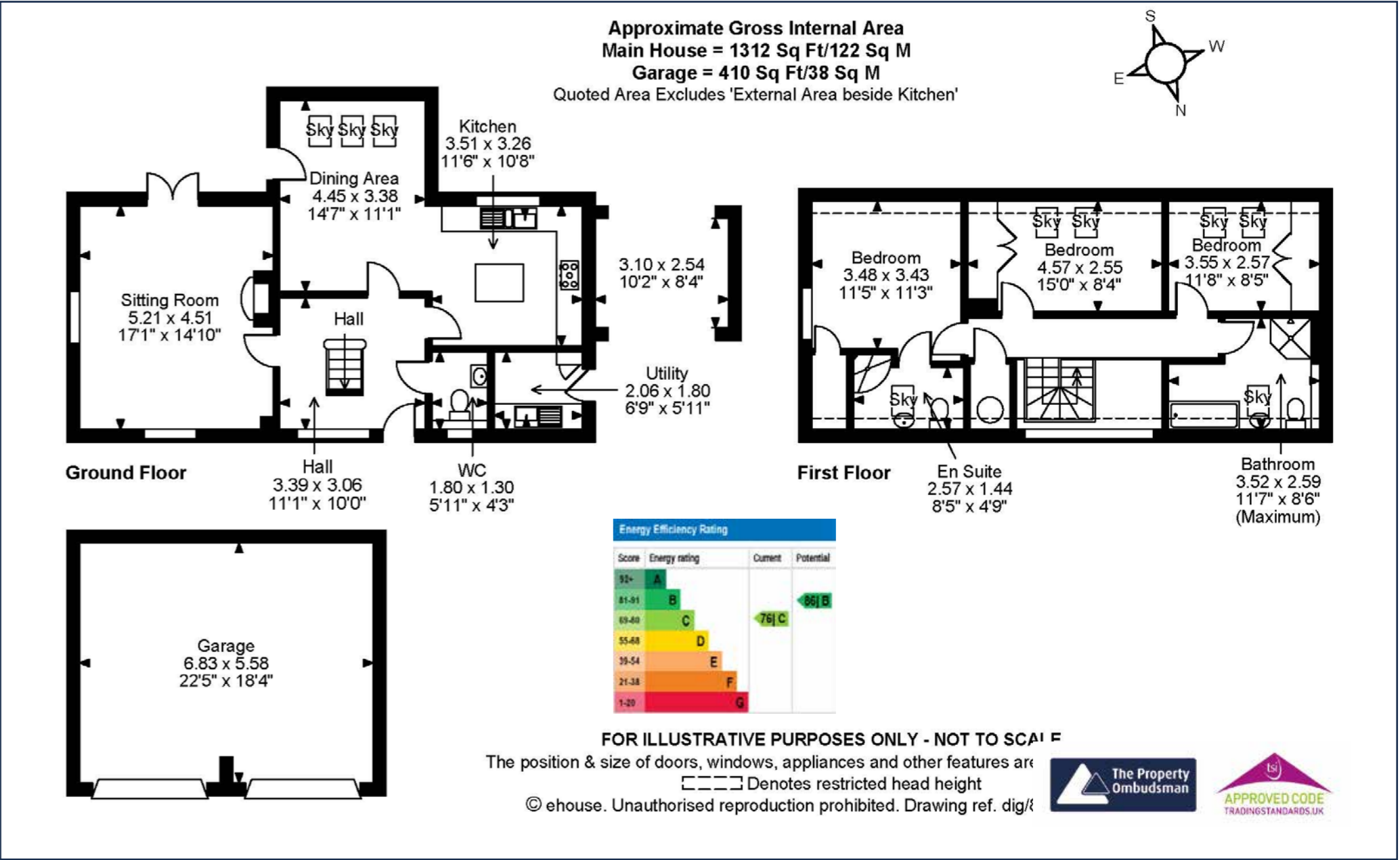
### PRETTY GARDEN

To the rear is a sunny patio and an area for barbecues and outdoor cooking. The garden is mainly laid to lawn and has been thoughtfully planted up with an eye to colour and texture. Spring bulbs are everywhere, making a colourful display, there is a well established Red Robin tree, a couple of flowering cherries, a sambuca tree, two plum trees and a damson. There is also a small pond. South facing, it is a delightful private and secluded area, perfect for relaxing, enjoying a coffee and a book in the sunshine, entertaining or simply drinking in the beautiful surroundings. There is a large 16x8ft useful storage shed hidden behind the garage which has a 210 litre water butt attached to it’s guttering. There is also a small greenhouse tucked away next to the house. To the rear are open fields, a wonderful opportunity for long walks and perfect for dog owners. Immaculate, with plenty of character, off street parking, light and spacious versatile accommodation, a lovely garden and a village setting, yet close to local amenities, this is a simply charming family home in first class condition.

### TOWN AND COUNTRY IN CAMBRIDGESHIRE

Western Cambridgeshire is a particularly beautiful part of the county. Typified by the vast expanse of rich fenland dotted with pretty villages and thriving towns and by the huge skies which give such a sense of space, it is also linked to other parts of the country by rail and road, making it an ideal location for those who have to commute and for raising families. The close knit village of Kings Ripton, four miles north of Huntingdon and twenty four miles northeast of Cambridge, is a thriving community with a book club, gardening club with twice-yearly excursions, dog walkers’ group and the yearly Secret Garden Party. There is a well-used village hall and the village is centred around the historic Grade II\* listed thirteenth century parish church of St Peter. Surrounded by beautiful open countryside, Kings Ripton is located between the A1 and A141 with fast regular trains to London Kings Cross running from nearby Huntingdon. There is a primary school, pub, post office and shop at Abbots Ripton five minutes away and Huntingdon itself has six primary schools, a special needs school, two secondaries and three further education colleges making it ideal for families.





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