



BOWDENS
ESTATE AGENT



28 Ermine Street, Caxton

£900,000 Freehold

Private outdoor swimming pool • Expansive landscaped garden • Large patio and outdoor seating areas • Open plan living and entertaining spaces • Modern kitchen with island and integrated appliances • Bi-fold doors for seamless indoor-outdoor living • Spacious driveway with double garage • Home gym and dedicated office space • Elegant contemporary bathrooms • Charming brick exterior



This exceptional detached house presents a rare opportunity to enjoy luxury family living in a home that blends classic charm with contemporary sophistication. The property features four spacious bedrooms and two elegant bathrooms, complemented by three versatile reception rooms designed for both relaxation and entertaining. The impressive open plan living area is flooded with natural light, enhanced by bi-fold doors that invite the outdoors in, while a modern kitchen complete with a central island, integrated appliances, and a breakfast bar forms the heart of the home. Multiple living and dining zones, each with stylish finishes - from elegant wall panelling and wainscoting to warm wooden flooring - create inviting spaces for family gatherings and entertaining guests.

Step outside to discover an extraordinary outdoor oasis. The expansive landscaped garden, dotted with mature trees and lush greenery, ensures privacy and tranquillity. A large private swimming pool and spacious patio offer the perfect setting for summer relaxation or social events, while several outdoor seating areas and a hammock provide serene retreats throughout the grounds. Practicality meets style with a substantial driveway and double garage for ample parking and storage. Additional highlights include a fully equipped home gym, a dedicated office with built-in desks, and beautifully appointed bathrooms featuring freestanding tubs, walk-in showers, and modern fixtures. The charming brick exterior and countryside views complete this truly outstanding family residence, offering a peaceful retreat with every contemporary comfort.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Living Room

17' 4" x 11' 9" (5.28m x 3.59m)

Office

12' 1" x 16' 9" (3.69m x 5.11m)

Gym

14' 8" x 20' 2" (4.46m x 6.15m)

Undefined

5' 11" x 14' 4" (1.81m x 4.37m)

WC

4' 4" x 4' 2" (1.32m x 1.26m)

Entrance

7' 4" x 7' 11" (2.24m x 2.42m)

Study

11' 7" x 8' 7" (3.53m x 2.61m)

Kitchen

19' 9" x 17' 3" (6.01m x 5.27m)

Utility Room

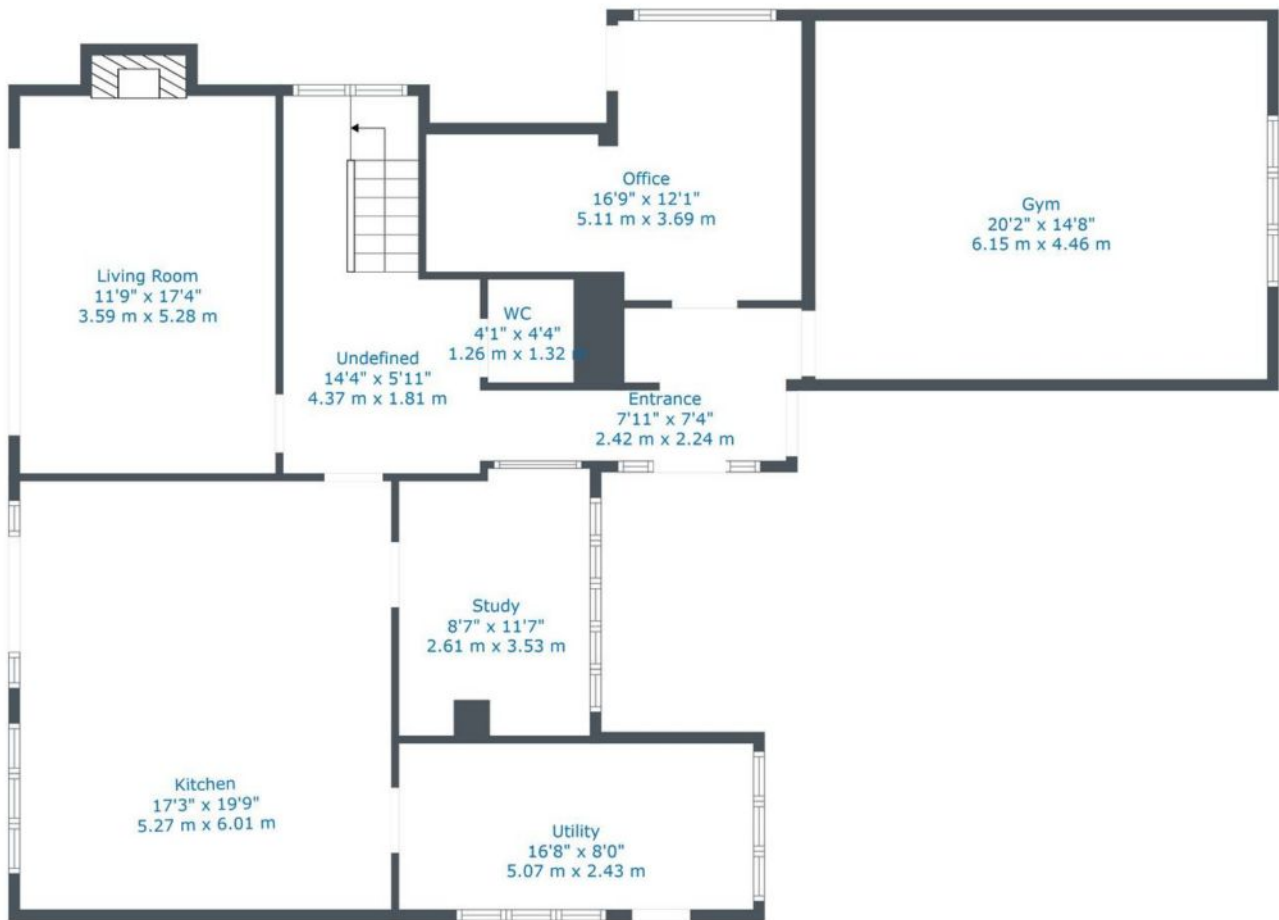
8' 0" x 16' 8" (2.43m x 5.07m)





GARDEN





TOTAL: 2594 sq. ft, 241 m2

FLOOR 1: 1440 sq. ft, 134 m2, FLOOR 2: 1154 sq. ft, 107 m2

EXCLUDED AREAS: UTILITY: 125 sq. ft, 12 m2, FIREPLACE: 10 sq. ft, 1 m2
WALLS: 196 sq. ft, 18 m2



Floor plan



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