



## Church View House

6a Overend | Elton | Cambridgeshire | PE8 6RU

FINE & COUNTRY



# CHURCH VIEW HOUSE

- A Fabulous, Dressed Stone, Modern House in a Prime Cambridgeshire Village, Close to Oundle
- Constructed by Elton Homes Ltd and Simon Boon, a Renowned Local Builder of Exceptional New Build Homes
- Offering Reception Room, Study, Sun Room, Outstanding Open Plan Kitchen / Diner, Utility Room and WC
- First Floor: Master Bedroom with En Suite and Dressing Room and Further Two En Suite Double Bedrooms
- Second Floor: Two Double Bedrooms with Built-in Wardrobes and a Family Shower Room
- Air Source Underfloor Heating Throughout the Ground Floor, Bi Fold Doors, Granite Kitchen Counters
- Air Conditioning Units Installed in the Kitchen / Diner, Sun Room and Study on the Ground Floor and in All Three First Floor Bedrooms
- Double Garage with First Floor Hobby Room / Home Office plus an Attached Oak Framed Open Bay Double Car Barn
- Manageable, Landscaped, Enclosed Wall Garden with Alfresco Covered Dining Area
- Approached Via a Remote-Controlled Gated Entrance Onto a Shared, Block Paved and Crushed Stone, Mews Style Parking Forecourt
- Total Accommodation Extends to 3941 Sq.Ft.







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With an outlook of All Saints' Church behind, one of a pair of attractive new stone properties built in keeping with the rest of the delightful village of Elton, Church View House was completed in 2017. The picturesque, historic little village consists of almost entirely old stone dwellings - either pretty, thatched cottages or grander, more substantial properties - and was mentioned in the Domesday Survey of 1086. It lies in what used to be Huntingdonshire but is now part of Cambridgeshire, close to the Northamptonshire border, five miles from Oundle and about eight miles from Peterborough, with access to the A1 closer still.

Church View House has been built to the highest specification with attention to detail and finish second to none. Flooded with light and designed for modern living, the beautifully proportioned rooms flow seamlessly from one to another. The builder, Simon Boon, is from the local company Elton Homes which has an unrivalled reputation in the area that specialises in producing bespoke, supreme quality, individual homes using traditional materials combined with the latest building techniques.

The style and quality of the interior is immediately apparent on entering the house through the front door. An oak staircase with glass balustrading rises to the upper two floors, doors are modern oak, and a smooth tiled floor in the hall gives way to oak flooring in the open plan kitchen dining area and garden room. At the front, the commodious and comfortable drawing room with its carpet underfoot and log-burner in the simply styled stone fireplace, measures almost six metres square and links beautifully with other areas via two pairs of double doors. Another very spacious carpeted room - a study, second sitting room, or ideal playroom - leads off the hall on the other side. Heating is supplied from an air source heat pump, a kind to the environment and economical to run system, with underfloor heating throughout the downstairs.

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The impressive light and airy living space at the back, orientated to face south and west, is illuminated by large windows, Velux rooflights, a pyramid roof lantern over the garden room, and no less than three sets of bi-folding doors, one internal, creating the perfect place for entertaining on a grand scale. The kitchen area is fitted with an abundance of Shaker-style units incorporating a substantial island which houses integrated Neff appliances: two eye-level ovens, an induction hob with downdraft extractor, a tall fridge freezer, a dishwasher, and two wine fridges by equally prestigious brand, CDA.

A downstairs cloakroom and utility room with a sink and space for an American style fridge freezer, a washing machine and tumble dryer, are at the back of the hall, the latter with access to the side of the property.

Upstairs, carpeted throughout, except for the modern tiled bathrooms, three generous double bedrooms, all with en suites, are found on the first floor, the dual aspect master enjoying a walk-in wardrobe and an en suite with a bath and separate shower. Both the fourth and fifth double bedrooms on the top floor have vaulted ceilings and dual aspect, dormer windows. A shared shower room is in between. Many built-in cupboards and wardrobes upstairs mean storage is not an issue.

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Outside, the vehicular entrance and driveway is spectacular and reflects the high calibre of the entire development. Automatic, solid timber gates open into a beautifully landscaped, enclosed, paved and crushed stone driveway and parking area, lined with standard bay trees, a stone obelisk a focal point at the end. Church View House has an over-sized double garage with electronically operated door with a spacious room above accessed by internal stairs. A large dormer window to the south, the end wall of this six metre long space is fitted with cupboards, and would make an excellent home office, gym or games room. Adjoining the garage is an oak framed, open-fronted car barn for two cars.

Through a door in the lovely curving garden wall - a repeating feature - you enter the property's charming walled garden. Immaculately presented

in a formal, Italianate style, it is deliberately low maintenance with dwarf box hedges bordering the path, flanked by lawns, to the patio areas directly off the house. The theme of standard bays continues along the walls, whilst a majestic stone water feature enhances the sense of calm and tranquility. From the garden room, a veranda fitted by the Traditional Veranda Company is an inspired new addition that blends perfectly with its surroundings where wall lights and infra-red heaters have been installed.

Lighting throughout the property, inside and out, is all low wattage LED and concealed Cat 5 wiring ensures excellent internet connection. Air conditioning has been installed in the kitchen dining area, the study and the three first floor bedrooms, which include heat exchangers and can therefore be used for instant heating.





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The location of Church View House is perfect for those wishing to live in a secluded rural setting with the convenience of village living and city commuting as Peterborough train station is only a fifteen minute drive, with about a fifty minute service to London King's Cross. The pretty village, despite its size, has a primary school rated Good by Ofsted, a well-stocked village store, two excellent pubs, two hair salons, a garden centre with café, and of course Elton Hall itself. Just outside the village is Elton Furze Golf Club.

Beautiful Oundle is just five miles away with its renowned public school and an Ofsted rated Good co-ed secondary school. The glorious town of Stamford is ten miles north where there are further superb secondary schools, so too in Peterborough, and Oakham on the other side of Rutland Water. "It's been the most brilliant place to live," enthuse the owners. "For a village with only 740 residents it has so much to offer. If you like walking, there are footpaths everywhere that take you along the River Nene and to all the neighbouring villages through the lovely surrounding countryside."





To arrange a viewing of this property please contact

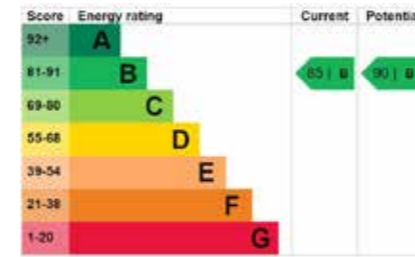
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## Energy Graph



## Additional Information

**LOCAL AUTHORITY:** Huntingdonshire District Council

**SERVICES:** Mains Electricity, Water and Drainage, Air Source Heating

**TENURE:** Freehold

### DISCLAIMER:

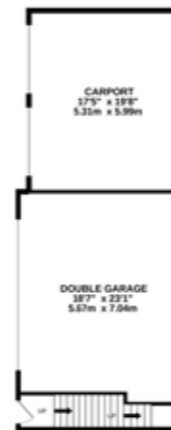
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

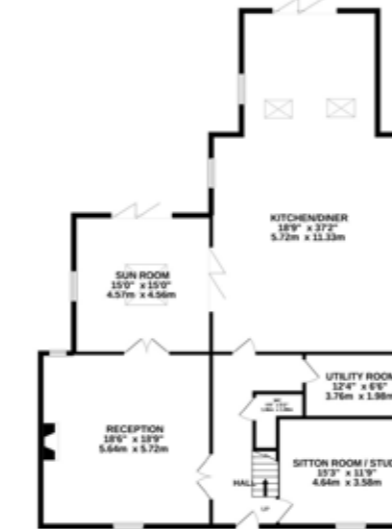
GARAGE FIRST FLOOR  
422 SQ. FT. (39.2 SQ. M.) approx.



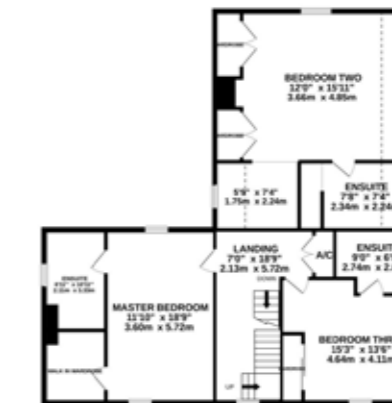
GARAGE  
823 SQ. FT. (76.5 SQ. M.) approx.



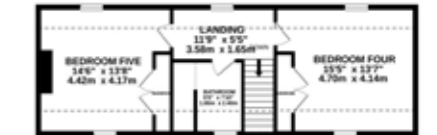
GROUND FLOOR  
1066 SQ. FT. (97.7 SQ. M.) approx.



1ST FLOOR  
1203 SQ. FT. (111.3 SQ. M.) approx.



2ND FLOOR  
101 SQ. FT. (9.4 SQ. M.) approx.



### TOTAL FLOOR AREA:

- MAIN HOUSE: 3941 SQ. FT. (366.1 SQ. M.)
- ROOM ABOVE GARAGE: 422 SQ. FT. (39.2 SQ. M.)
- GARAGE AND CARPORT: 823 SQ. FT. (76.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Agents notes:

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