



5 MILL CLOSE

Hemingford Grey, Cambridgeshire, PE28 9DJ

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Exclusive & New Homes

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An extended detached home situated within one of Cambridgeshire's most sought after villages.

Ellis Winters Exclusive are delighted to offer this extended detached family residence situated within one of Cambridgeshire's most sought after and desired villages.

This unique and desirable property has been thoughtfully extended to offer in excess of 3400 SQ-FT and is positioned on a mature plot measuring approximately a third of an acre (sts). Accommodation briefly comprises five bedrooms, two bathrooms, three reception rooms, a modern kitchen, utility room and a surprising first floor snooker room.

On entering this lovely home you are greeted by a spacious entrance hall that not only provides access to the majority of ground floor living accommodation but also boasts a refitted feature staircase leading to the first floor galleried landing. The generous and versatile accommodation on the ground floor includes a double aspect lounge with double doors opening to the southerly facing rear garden, a family room, a study area that is perfect for anyone looking to work from home, and an impressive kitchen/diner.

The kitchen/diner forms part of the extension and is the real heart of this home. This beautiful room is flooded with natural light from the many southerly facing windows and has been recently refitted with modern 'shaker' style units with white 'quartz' stone worktops including matching island unit and breakfast bar. The kitchen also benefits from integrated appliances including eye level ovens and an induction hob. This lovely room also benefits from bi-folding doors which connect this modern living space with the southerly facing raised decked seating area, perfect for alfresco dining in the long summer evenings.





The kitchen provides access to a good sized utility room, ideal for hiding away your noisy appliances and also provides direct access to the two piece suite cloakroom, the large garage, and the rear garden separately.

Stairs from the entrance hall lead to the galleried first floor landing which provides direct access to all five bedrooms, the snooker room and refitted three piece suite family bathroom. Bedroom one boasts fitted wardrobes and an en suite shower room which has been recently refitted with a large walk-in shower enclosure, twin sinks, WC and is fully tiled.

The snooker room is a fantastic space and although it is currently used as a snooker room/social area by the current owners, it could offer a wealth of other purposes, to suit a

particular buyers requirements. One idea that comes to mind is the room could be made into a fantastic and standout primary bedroom suite with plenty of room for dressing room and en suite bathroom.

The front of the property boasts ample off road parking provided by a gravel driveway with space for several vehicles. The driveway leads to a large double garage measuring 8.66m (28'5") max x 6.22m (20'5") max with two electric roller doors, power, lighting and double doors to the rear that open to the rear garden. The great sized, mature and southerly facing rear garden is another standout feature of this unique home and must be viewed to be fully appreciated.

The property is located within the sought after village of Hemingford Grey. The village is situated along the southern bank of the River Great Ouse in Cambridgeshire. The village boasts the oldest village rowing regatta, a multi-award winning pub, primary school and excellent sports and social facilities. It also benefits from a very well stocked local shop/post office.

The town of Huntingdon is 4 miles to the west and the popular market town of St Ives is even closer to the east. The nationally important A14 provides links with Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. London is an easy commute from Huntingdon station with frequent and modern trains to Kings Cross and St Pancras in under an hour.



Ground Floor

Entrance Hall

Study Area

3.36m (11') x 2.72m (8'11")

Family Room

4.60m (15'1") max x 2.68m (8'9")

Lounge

6.66m (21'10") x 5.06m (16'7")

Kitchen/Diner

7.29m (23'11") x 5.68m (18'8")

Utility Room

5.33m (17'6") max x 2.64m (8'8") max

Cloakroom

First Floor

Galleried Landing

Bedroom 1

5.06m (16'7") max x 3.36m (11') max

En-suite Shower Room

Bedroom 2

4.37m (14'4") max x 3.37m (11'1") max

Bedroom 3

3.55m (11'8") max x 3.02m (9'11")

Bedroom 4

3.08m (10'1") x 2.68m (8'9")

Bedroom 5

4.65m (15'3") x 1.93m (6'4")

Bathroom

Snooker Room

8.68m (28'6") max x 6.18m (20'3")

Further Information

Tenure: Freehold

Council Tax Band: G

EPC Rating: TBC









Total area: approx. 316.2 sq. metres (3403.1 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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