



- Ground Floor
- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
6.19m (20'4") max x 3.61m (11'10")
- Dining Room
4.44m (14'7") x 4.34m (14'3")
- Bar Area
- Sitting Room
4.93m (16'2") max x 4.71m (15'5")
- Bedroom 4
3.37m (11'1") max x 3.05m (10')
- En-suite Bathroom
- First Floor
- Galleried Landing
- Bedroom 1
5.00m (16'5") x 4.31m (14'2") max
- Bedroom 2
4.50m (14'9") max x 4.27m (14') max
- Bedroom 3
4.03m (13'3") x 4.02m (13'2") max
- Bathroom

Outside
The property is situated to the front of a generous plot measuring approx. 1/5 acre in total. The front of the property is laid with gravel and planted with a variety of shrubs and bushes. A five bar gate gives vehicular access to a gravel driveway providing ample off road for several vehicles and leads to a double garage. The double garage measures 5.84m (19'2") x 5.62m (18'5") and benefits from an up and over door to the front, power, lighting, window to rear and a pedestrian door to side. The property boasts a mature and beautifully presented southerly facing rear garden measures approx. 110 feet in length. The rear garden is mainly laid to lawn and planted with a variety of trees, flowers, shrubs and bushes. The

rear garden also benefits from an extensive patio seating area, and a timber built summer house.

Location
Hemingford Abbots is situated along the southern bank of the River Great Ouse in Cambridgeshire. The town of Huntingdon is 3 miles to the west and St Ives is about the same distance to the east. The nationally important A14 provides links with Cambridge, Huntingdon, the M11, A1, M1 and the east coast ports.

Hemingford Abbots is well-known as a very picturesque village. Many visitors come to enjoy the river and the peaceful walks in the meadows. Much of the village is in the 'Conservation Area'; here there are many thatched 16th and 17th century cottages and barns, and also the architecturally important buildings such as the Manor House, Old Rectory and Hemingford Park. The fine spire of the Grade I listed Church of St Margaret of Antioch is a landmark for miles around the Ouse valley.

There are excellent community facilities in the centre of the village; across the road from the 500 year old 'Axe and Compass' pub is the modern purpose-built Village Hall and the adjoining Playing Field. The village shares other facilities with neighbouring Hemingford Grey – shop, post-office, Primary school and sports pitches. Between the two villages there are numerous clubs, societies and activities; there is something for everyone, every age and every interest. Two examples are the annual Regatta, now over 100 years old, where villagers of all ages eagerly compete in rowing boats, punts and canoes, and the biennial Flower Festival when thousands of visitors enjoy a June weekend of open gardens, a flower-filled Church, music and afternoon teas in traditional style.

Further Information
Length of tenancy: Long Term
Council Tax Band: G
EPC Rating: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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£2,950 PER MONTH
COMMON LANE
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PROPERTY SUMMARY

Ellis Winters are delighted to offer to let this beautiful thatched 17th Century home situated in one of Cambridgeshire's most sought after and desired villages. The property is positioned to the front of an exceptional 1/5 acre plot (sts), measures in excess of 2500 sq-ft inclusive of garage and briefly comprises, four double bedrooms, two bathrooms, kitchen/breakfast room, and two reception rooms. Available Mid to Late August. DEPOSIT £3050.

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