



## CARDEN HOUSE

Meadow Lane, Houghton, Cambs. PE28 2FW

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Exclusive & New Homes

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## A modern 'Queen Anne' design home which has been comprehensively renovated throughout.

Ellis Winters are delighted to offer Carden House, a modern Queen Anne design home which has been comprehensively renovated throughout by the current owners since their purchase in 2020.

This unique property is positioned on a beautifully landscaped plot measuring approximately 0.55 of an acre (STS) and is tucked away on a private lane with 7 other individually designed homes within one of Cambridgeshire's most sought after and desired villages.

This spacious and versatile property has accommodation set over three floors and measures in excess of 4250 SQ-FT in total. The property briefly comprises four double bedrooms, four reception rooms, an impressive kitchen/diner with pantry, utility room, boot room, two bathrooms and a detached double garage.

Steps lead to the front door which opens to a grand entrance hall that provides direct access to all ground floor accommodation. Individual double doors open to both the lounge and dining room respectively. The lounge is flooded with natural light by modern sash windows to both the front and rear aspect and has a modern gas flame effect fireplace flanked by bespoke storage as the room's focal point. The dining room also boasts a double aspect with sash windows and is a good sized versatile room. Located next to the dining room is the office which is perfect for those looking to work from home.





The heart of the home is the recently refitted kitchen/dining room. The vaulted ceiling of this light and airy room is currently used as a seating area by the current owners having views and double doors opening into the rear garden. The kitchen itself is of a modern 'Shaker' design with white stone worktops and contrasting breakfast bar. Integrated appliances include four ovens, induction hob, dishwasher and a 'Quooker' boiling, sparkling and still water tap. The kitchen also offers a desirable walk in pantry cupboard with matching fitted units and there is space for American style fridge/freezer.

The remainder of the ground floor accommodation includes a boot room, a separate refitted utility room, and good sized cloakroom with a modern two piece suite.

Stairs from the entrance hall lead down into the basement area of Carden House which measures 700 SQ-FT in total. The main part of the basement is currently set up as a cinema/games room by the current owners with a bar located across the hall. The whole of the basement benefits from it's own independent under floor heating system separately controlled from the remainder of the house.

Stairs from the entrance hall also lead up to the first floor landing. The landing is of a good size and currently has an area used as a small library area by the current owners next to the sash window, however, this space offers a variety of options including a seating area or a perfect space for a small desk if required. The landing provides access to all four double bedrooms and the family bathroom. The principal bedroom

was redesigned during the owners works to the property to now offer a spacious bedroom suite which includes a large dressing area and refitted three piece en suite shower room. The family bathroom has also been refitted with a four piece suite to include a double walk in shower and a contemporary standalone bath.

Outside the property boasts ample off road parking provided by a sweeping driveway to the front of the property and a detached double garage. The garage measures 6.79m (22'2") x 5.79m (19') and benefits from an electric up and over door, power, lighting and a pedestrian door accessed from the rear garden.



The beautifully landscaped and well cared for garden is another standout feature of this lovely home and it boasts well stocked flowerbeds and mature trees. The garden has also been designed with numerous seating areas to allow enjoyment of the sunshine at different times of the day. The central circular patio seating area is perfect for al-fresco dining with its garden path leading straight back to the kitchen.

Carden House is surprisingly secluded, accessed across a small road bridge, set on a private lane of 8 individual properties, giving a feeling of community to this hidden part of the village. It is within easy walking distance of all the many amenities that Houghton has to offer, including the local school and public footpaths which link to glorious riverside walks. The school bus service to Kimbolton school also runs from the centre of the village.

Houghton is a pretty and sought after village with many interesting and unique properties including approx. 60 listed buildings. It is located approximately 3 miles east of Huntingdon and lies along the bank of the River Great Ouse with its picturesque lock being a magnet for both painters and photographers.

Houghton Mill, an old watermill owned by the National Trust, is still in use for demonstrating flour milling. At the centre of the village are two local pubs and a community run general shop with post office. There are lovely walks from Houghton to Hemingford Abbots across the meadows and to St Ives along the Thicket Path where the Wild Trust's nature reserve is situated.

The village has great road access to the A1 and A14; Huntingdon town is 10 minutes away, offering trains to London in under an hour. The historic city of Cambridge is a 35 minute drive away, with the Guided Bus Service offering even easier access.

Ground Floor

Entrance Hall

Lounge  
5.85m (19'2") x 5.66m (18'7")

Dining Room  
5.67m (18'7") max x 3.49m (11'5") max

Office  
4.18m (13'9") x 2.18m (7'2")

Boot Room  
2.87m (9'5") x 2.27m (7'5")

Cloakroom

Utility Room  
2.29m (7'6") x 2.29m (7'6")



Kitchen/Dining Room

8.48m (27'10") x 5.77m (18'11") max

Pantry

2.19m (7'2") x 1.33m (4'4")

Basement

Hall

Cinema/Games Room

8.79m (28'10") max x 5.77m (18'11")

Bar

3.38m (11'1") x 2.38m (7'10")

Store

First Floor

Landing

Bedroom 1

5.80m (19') x 4.64m (15'3")

Dressing Area

5.80m (19') x 2.71m (8'11")

En-suite Shower Room

Bedroom 2

5.69m (18'8") max x 3.36m (11')

Bedroom 3

4.99m (16'5") x 2.82m (9'3")

Bedroom 4

4.96m (16'3") x 2.86m (9'5")

Bathroom



AGENTS NOTE

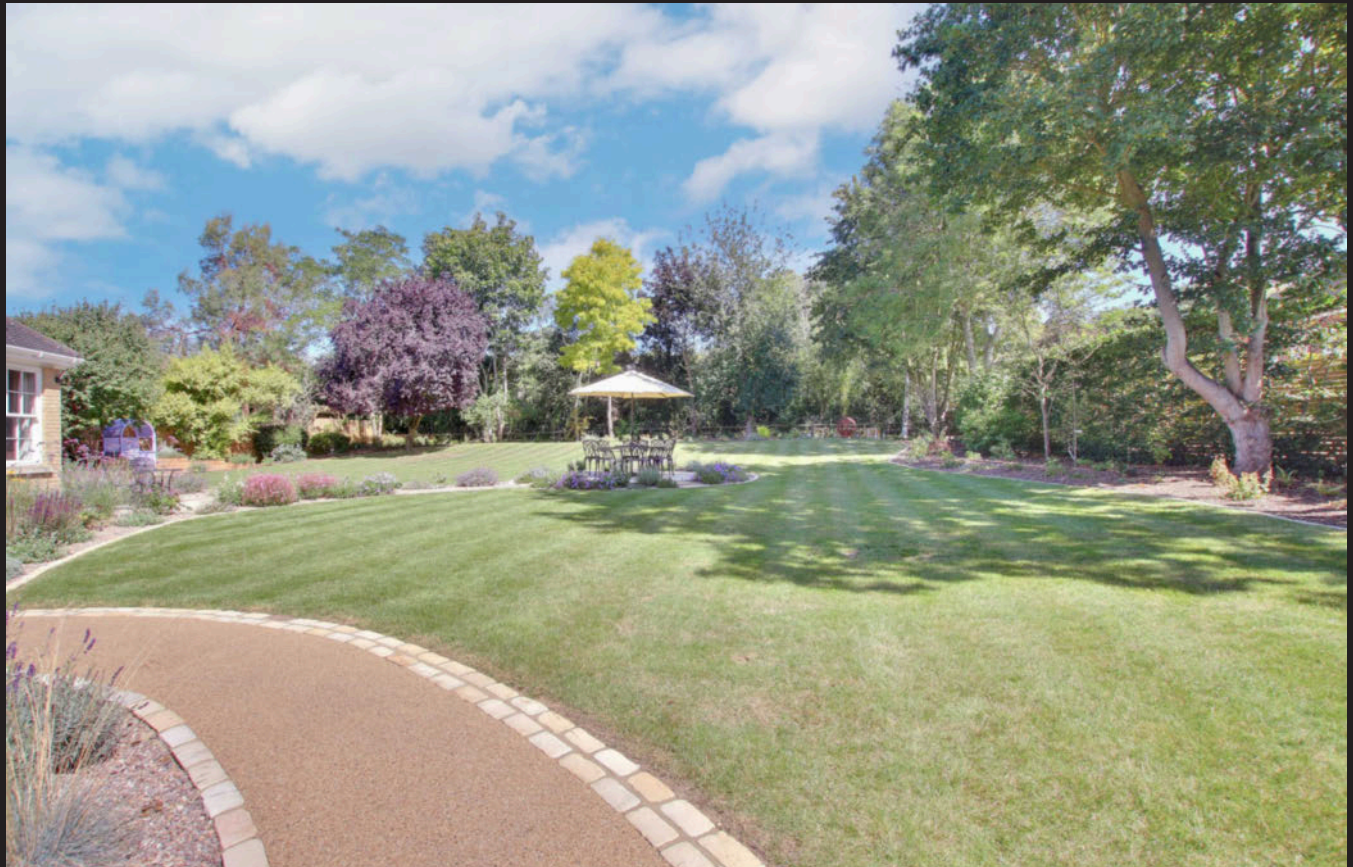
There is CAT 6 throughout the property and high speed fibre installed to the door.

Further Information

Tenure: Freehold

Council Tax Band: G

EPC Rating: C





Total area: approx. 400.5 sq. metres (4311.4 sq. feet)



**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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