



THE CHESTNUTS

Mill Lane, Hemingford Grey, Cambridgeshire. PE28 9DQ

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Exclusive & New Homes

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An extended and comprehensively renovated home situated in one of Cambridgeshire's most sought after villages.

Ellis Winters Exclusive are delighted to offer The Chestnuts, a substantial executive detached home extended and comprehensively renovated by the current owner in 2020

The Chestnuts which measures in excess of 6000 sq-ft in total is located in Hemingford Grey one of Cambridgeshire's most sought after riverside villages. The spacious and well thought out accommodation is over three floors and briefly comprises, six double bedrooms, four reception rooms, an impressive kitchen/dining/family room, a large utility room and indoor swimming pool. Outside the property boasts ample off road parking for several vehicles, a double garage, and a private and mature rear garden.

On entering this impressive home you are greeted by the bright entrance hall which provides a view from front to back through the bi-folding doors in the kitchen to the garden. Real care and consideration when the property was extended has been put into how the ground floor accommodation flows, the entrance hall provides access to the dining room, sitting room, cloakroom and kitchen/family/dining room.

The dining room is a good sized versatile room and could be used for a variety of uses and could be linked easily to the kitchen should you want to open up the accommodation of this home from front to back further. The good sized and light sitting room is accessed via glass double doors and overlooks the front of the property. Separate double doors from the sitting room provide access to the once again spacious and versatile games room with its double doors opening to the rear garden.





The heart of this home is the kitchen/dining/family room located to the rear of the property with views over the rear garden. This impressive room measuring in excess of 600 SQ-FT on its own and has been fitted with a 'shaker' style kitchen with modern white Quartz stone worktops, a large matching island unit with breakfast bar and integrated appliances. This room also boasts bi-folding doors that not only flood this kitchen with natural light but also brilliantly link this social space with the rear garden, making it perfect for alfresco dining and for hosting friends and family both inside and out.

The kitchen/dining/family room leads to a large utility room perfect for hiding all your noisy appliances away from your social kitchen area. The utility room also provides internal access separately to the integrated double garage and the

swimming pool area of the house.

When the property was extended in 2020 the owners had the fantastic indoor swimming pool facility installed which includes the indoor pool itself, sperate jacuzzi, plant room and changing rooms with WC and shower. The pool is situated in an impressive room on its own merit with vaulted ceiling and more bi-folding doors opening to the rear garden, again emphasising the social aspect of this wonderful home.

Stairs from the entrance hall lead to the first floor which offers an impressive five double bedrooms and three modern but traditionally styled bathrooms all with walk in showers and two with roll top baths taking centre-stage. The principal bedroom suite with en suite bathroom measures 650 sq-ft in total

making it a real luxury principal bedroom.

Stairs from the first floor landing lead to a surprising second floor which could be perfect for a teenagers space if required or ideal for just your guests to have use of a whole floor of a house. The second floor lounge is a versatile space and could be used for a variety of purposes. The second floor lounge provides access to the guest bedroom suite which includes a double bedroom and en suite shower room which as previously mentioned could be perfect for a teenagers bedroom suite or just a great guest room.



Additional features of The Chestnuts include under floor heating throughout the ground floor and a walk in loft space storage area on the second floor, perfect for easy to access storage for your suitcases and Christmas tree.

Outside the property is accessible via electric double gates giving the property security and privacy from the front and providing vehicle access to an extensive gravel driveway providing ample off road parking for several vehicles. The driveway leads to a double garage with two electric garage doors, power, lighting and internal pedestrian access. Gated side access leads to the private and mature rear garden which is well maintained and boasts an extensive raised slate patio seating area which previously mentioned links both the internal and external space of this home perfectly using the bi-folding doors.

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.

A viewing of The Chestnuts is essential to not only fully appreciate this individual home but to also full appreciate its first class location.

Ground Floor

Entrance Hall

Cloakroom

Dining Room

5.80m (19') x 3.64m (11'11")

Sitting Room

6.41m (21') x 5.31m (17'5")

Games Room

8.77m (28'9") x 3.55m (11'8") max

Kitchen/Dining/Family Room

8.52m (27'11") x 6.85m (22'6") max

Utility Room

5.78m (19') x 3.68m (12'1")

Changing Room



WC

Plant Room

Indoor Swimming Pool

12.90m (42'4") x 5.67m (18'7")

Double Garage

6.71m (22') x 5.78m (19')

First Floor

Landing

Principal Bedroom

7.60m (24'11") x 5.74m (18'10")

Principal En-suite Bathroom

5.74m (18'10") x 2.93m (9'7")

Bedroom 2

7.49m (24'7") x 3.34m (10'11")

En-suite Shower Room

Bedroom 3

3.72m (12'2") x 3.64m (11'11")

Bedroom 4

3.71m (12'2") x 2.93m (9'7")

Bedroom 5

4.20m (13'9") x 2.58m (8'5")

Bathroom

Second Floor

Second Floor Lounge

8.69m (28'6") x 3.45m (11'4")

Guest Room

6.85m (22'6") x 4.77m (15'8") max



Guest Room En-Suite
3.77m (12'4") x 2.41m (7'11")

Further Information
Tenure: Freehold
Council Tax Band: F
EPC Rating: C



