



Aqua House

Kings Ripton, Cambs. PE28 2NW

elliswinters & co

Exclusive & New Homes

Welcome to

Aqua House

Accommodation Summary

Ellis Winters are delighted to welcome you to Aqua House. This property has been owned and well-loved by the current family for over 40 years and is located within the picturesque village of Kings Ripton. Kings Ripton is a quaint and idyllic village, approximately 3.5 miles from Huntingdon and its mainline train station approximately 4.5 miles which arrives in London within the hour, and approximately 19 miles from Cambridge and 20 miles from Peterborough. This family home measures approx. 1,600 SQFT of well-proportioned accommodation and comprises of an entrance hall, a WC, a study, a large lounge, a conservatory, a dining room, a kitchen and a utility room. To the first floor there are four double bedrooms, an en-suite shower room to bedroom one, a family bathroom, fitted/built in wardrobes within some of the bedrooms and storage cupboards to the landing. Outside there is a generous driveway, a detached double garage, a generous rear garden and a feature pond. Offered with no onward chain, a viewing is highly recommended to appreciate this rarely available family home.

Ground Floor

Entrance Hall

WC

Study

3.30m (10'10") x 2.78m (9'1")

Lounge

6.19m (20'4") x 3.85m (12'8")

Conservatory

3.15m (10'4") x 3.01m (9'10")

Dining Room

3.33m (10'11") x 3.04m (10')

Kitchen

3.33m (10'11") x 2.68m (8'9")

Utility Room

3.05m (10') x 1.98m (6'6")

First Floor

Landing

Bedroom 1

4.11m (13'6") x 3.34m (11')

En-suite Shower Room

2.88m (9'5") x 1.69m (5'7")

Bedroom 2

3.86m (12'8") x 3.34m (11')

Bedroom 3

3.52m (11'6") x 3.22m (10'7")

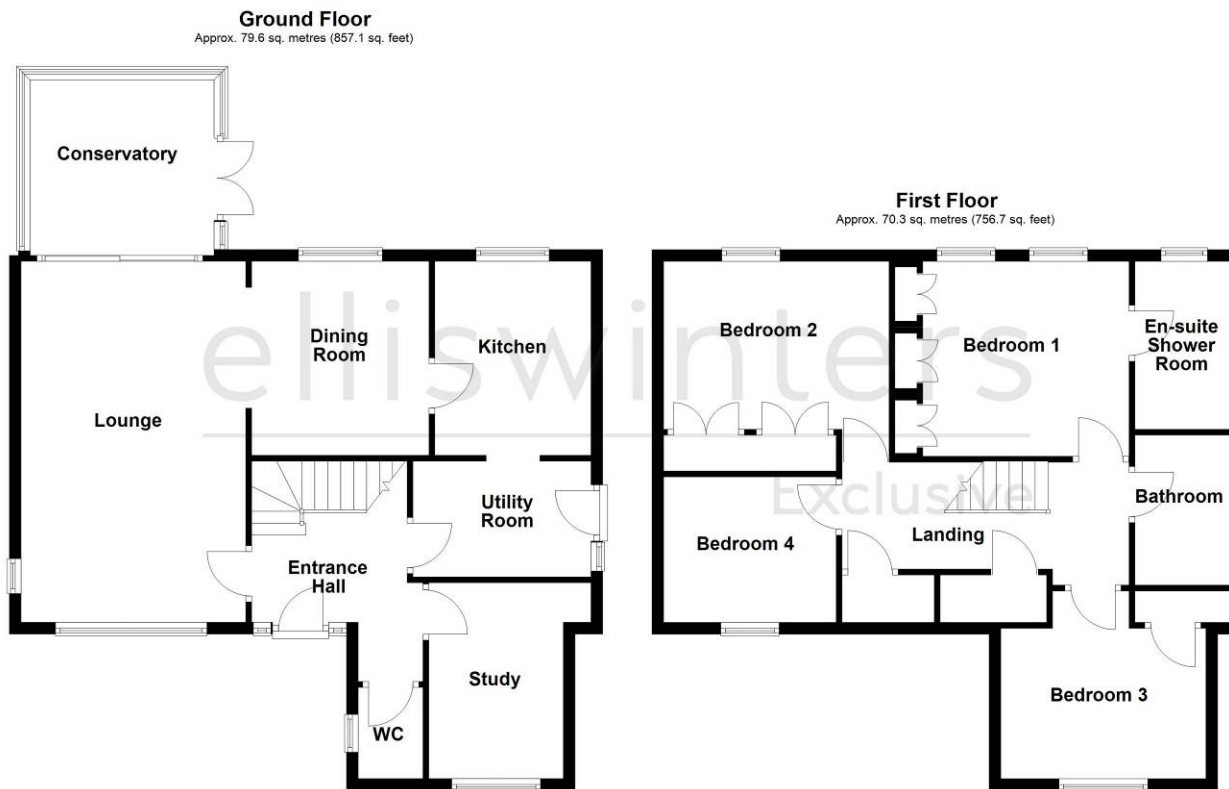
Bedroom 4

2.96m (9'8") x 2.50m (8'2")

Bathroom

2.57m (8'5") x 1.69m (5'7")





Outside

To the front of the property is a generous block paved and gravelled driveway providing a good amount of off-road parking and leading to a detached double garage. The garage has two up-and-over doors, a personal door to the side, and power and light connected. The front garden has mature hedging, and access to both sides leading to the rear garden.

To the rear of the property is a generous garden that is laid mainly to lawn with paved patio seating areas, mature, well-established borders, a green house, and large feature pond. There is gated access to the rear.

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC

Heating Type: Oil

Agents Note: The large pond is shared ownership (50/50) and responsibility with the neighbouring home



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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