



11 (Fairways), Saviles Close, St. Neots, PE19 7GD

Bedrooms: 6 Bathroom: 5

Offers in Excess of £1,850,000

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Property Features

- THE AREAS MOST PRESTIGIOUS LOCATION
- ADJACENT TO 17th FAIRWAY OF ST NEOTS GOLF COURSE
- INDOOR SWIMMING POOL & SAUNA
- 5 DOUBLE BEDROOMS WITH FOUR EN SUITES
- ONE BEDROOM ANNEX WITH KITCHEN AND SHOWER ROOM
- TRIPLE GARAGE WITH ELECTRIC DOORS & EXTENSIVE PARKING
- 644 sq ft GAMES ROOM & CINEMA ROOM
- TENNIS COURT



An exquisite 5-Bedroom Detached Residence with One-Bedroom Annexe in Prime St Neots Location. This executive residence adjoins St Neots Golf Course and situated within the most prestigious location of Savile Close, St Neots.

Nestled within an exclusive three-quarters-of-an-acre plot, bordered by the serene 17th fairway, this stunning family home offers a wealth of features including, a 38ft x 16ft Indoor Swimming Pool & Sauna for all year round enjoyment, dedicated Cinema & Games Room, Tennis Court, Office & Playroom.

In addition, the property also features a ground floor Annexe with it's own Kitchenette, Shower Room and Double Bedroom, perfect for multi-generational living or guest accommodation.



Contemporary Kitchen Breakfast room with direct access to the formal Dining Room

Room Details & Dimensions

Entrance Hallway *14' 7" x 13' 5" (4.44m x 4.09m)*

Double entrance doors lead you through to this wonderful marble underfloor heated entrance hallway with feature staircase and access to ground floor living.

Family Lounge *20' 3" x 17' 9" (6.17m x 5.41m)*

Double walnut and glazed doors open into a generous family lounge with marble fireplace and Faber gas fire. Sliding patio doors lead to a covered outdoor seating zone onto gardens. A feature dual aspect corner window and side window to front. Ceiling speakers and LED lighting with ornate coving.

Kitchen Breakfast Room *23' 5" x 13' 5" (7.13m x 4.09m)*

Glazed walnut doors lead from the Hallway into this wonderful Kitchen Breakfast room, offering a wide range of contemporary style base and eye level units with granite worksurface throughout. A peninsular breakfast bar provides seating for 6 chairs with pop up electric point.

A Neff 4 ring electric and 2 ring gas stove is housed within the peninsular along with a Neff pop up extractor fan. An undercounter full size Wine Cooler and Dishwasher. Two undercounter composite 1.5 sink units to either side, providing both rinse/wash directional functions and the secondary sink features a Qukoor instant hot water tap and filter water tap. Ceiling speakers.

A separate range of matching units houses two Neff electric ovens and space for an American style Fridge Freezer. Under floor heated granite flooring throughout with doors leading to the rear garden and side entrance hall. A bay window and large side window to the front aspect.

Dining Room *16' 5" x 11' 4" (5.00m x 3.45m)*

Hand made triple bi folding walnut doors with glazed panels offers the option when entertaining large parties to adjoin the Kitchen area creating a fantastic social space. Granite under floor heating and sliding patio doors out to the large paved terrace. Ceiling speakers.



Playroom 16' 5" x 11' 7" (5.00m x 3.53m)

A perfect room space for multiple purposes including Music Room or Playroom with wood flooring, ceiling speakers, wall mounted TV point and sliding doors to the outside terrace.

Office 17' 2" x 11' 9" (5.23m x 3.58m) L shape

A private office space with two fitted desk units and shelving. Store cupboard housing the central entertainment system connected to the majority of rooms within the building. Sliding patio doors lead to the gardens making this a peaceful space to work from. Wall mounted media and light control panel and recessed ceiling speakers.

Cloakroom

One of two ground floor cloakrooms with vanity sink unit, WC and window to rear and radiator.

Cinema & Games Room 27' 6" x 23' 3" (8.38m x 7.08m)

A substantial family entertainment area offering an automated projection screen and ceiling mounted projector. Considerable space for seating and multiple patio doors leading to the paved terrace and outside gardens.

The current full size Snooker Table and Games Table provide an excellent use of space. Wall mounted sound system and multiple lighting options available. Door and large glazed windows lead to the Swimming Pool.

Swimming Pool & Sauna 54' 5" x 26' 7" (16.57m x 8.10m)

A substantial indoor fully heated Swimming Pool with tiled side and ample space for seating of large groups.

The Swimming Pool measures 38ft x 16ft and has an automated cover and it's own pump room and storage rooms. A timber clad ceiling with multiple recessed lights and speaker system with exposed brick walling.

Sauna & Changing Area.

A further room offers a fitted Sauna 6ft x 4,6ft two shower cubicles, WC and changing area. Three separate sliding patio doors lead to the paved terrace, gardens and Tennis Court.



Tennis Court

Accessed via the Swimming Pool or gates leading from the gardens, this full size Tennis Court is fully enclosed and offers wonderful views of the Golf Course.

First Floor Galleried Landing *22' 0" x 14' 0" (6.70m x 4.26m)*

A reconfigured open galleried landing provides a wonderful space to access the properties five first floor bedrooms with windows to the front elevation, two radiators and airing cupboard.

Dressing Room / Private Lounge *11' 6" x 9' 8" (3.50m x 2.94m)*

Leading to the master bedroom, a separate Dressing Room or Private Lounge with window to front elevation.

Master Bedroom *20' 0" x 13' 8" (6.09m x 4.16m)*

Access via a separate Dressing Room / Private Lounge through to a wonderfully designed master bedroom with a feature Balcony with Glazed balustrades with chrome handrails, offering wonderful views across the Golf Course and River Ouse.

Vaulted ceiling with feature lighting and recessed speakers. Floor to ceiling fitted wardrobes to one end with a further set of wardrobes within a separate dressing area space. Door leading to En Suite Bathroom.

En-Suite Bathroom *12' 9" x 7' 5" (3.88m x 2.26m)*

A wonderful fully refitted four piece bathroom suite with large corner jacuzzi bath and chrome taps with hand held shower head.

Concealed waterproof TV unit ensure a relaxing soak.

Contemporary style back to all WC with chrome flush controls inset to wall. Two raised sink units sitting on a marble surface over large vanity store unit, chrome taps and wall mounted mirror units with back lighting. Large walk-in shower with rainforest head with 6 wall mounted body jets.

Marble tiling to walls and flooring with under floor heating. Large chrome towel rail heater and recessed speakers and LED lighting.



Bedroom Two 13' 0" x 12' 0" (3.96m x 3.65m)

Dual aspect window with Golf Course views, fitted double wardrobe and access to en-suite.

En Suite

Fully tiled walls a ceiling with LED lighting and window to rear. WC and wash basin with vanity sink unit. Shower cubicle with chrome wall mounted controls. Chrome towel rail heater.

Bedroom Three 13' 3" x 10' 4" (4.04m x 3.15m)

Double bedroom with fitted wardrobe and window to rear, access to Jack & Jill shower room.

Jack & Jill En suite 12' 0" x 3' 0" (3.65m x 0.91m)

A Jack & Jill style shower room services bedrooms 3 & 5 with fully tiled flooring and walls, enclosed shower cubicle with chrome controls, WC and sink vanity style sink unit with chrome taps. Wall mounted mirror with backlighting. Window to rear and towel rail heater.

Bedroom Five 13' 0" x 11' 0" (3.96m x 3.35m)

Double bedroom with fitted wardrobe and window to rear offering views of the Golf Course. Access to Jack & Jill shower room.

Bedroom Four 12' 0" x 11' 6" (3.65m x 3.50m)

Double bedroom with dual aspect window, fitted wardrobes and desk.

Family Bathroom 8' 8" x 7' 1" (2.64m x 2.16m)

A four-piece family bathroom including a large bathtub with hand held shower rinse control and chrome taps, wall mounted cabinet mirror with backlight, vanity wall mounted sink unit, WC and corner shower cubicle with wall mounted chrome controls.

Chrome towel rail heater, window to side and tiled floors and ceiling.

Secondary Entrance

A ground floor secondary entrance with marble flooring leads to the side hallway with internal door leading to the Garage, Kitchen and Annex. A rear door leads to the paved courtyard. Fitted store cupboard, alarm controls and doors to airing cupboard and cloakroom.



Annex Kitchenette *10' 6" x 9' 7" (3.20m x 2.92m)*

A private Annex with Kitchenette offering wall and base units housing an oven and hob, space for washing machine and dining table.

Annex Bedroom *9' 5" x 8' 4" (2.87m x 2.54m)*

Double bedroom with internal wardrobe, rear window.

Annex Shower Room

A spacious shower room with WC, sink unit and single shower cubicle. Tiled flooring and towel rail heater. window to rear.

Triple Garage *29' 0" x 20' 0" (8.83m x 6.09m)*

A triple garage with full attic space for storage, electronic remote doors, boiler and car charging point.

Gardens & Landscaping

In total the grounds extend to approximately 0.75 acres. To the west aspect a good size lawn leading down to uninterrupted views of the 17th fairway with mature flower beds, Mediterranean style courtyard, covered seating area leading from Lounge and gated access to the Tennis court.

To the east aspect are further landscaped gardens, lawn area with brick wall surround and large paved terrace.

Outside tap and lighting. A private Annex with Kitchenette offering wall and base units housing an oven and hob, space for washing machine and dining table.

Entrance & Parking

The property offers a wonderful front aspect with walled frontage and ornate cast-iron electronic gates leading into a substantial block paved parking area suitable for 10+ vehicles.

Raised flower beds and lawn, with gates access to either side of the property.





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Views of St Neots Golf Course & River Ouse to the rear.





Impressive, vaulted ceilings to the Master Bedroom with French doors leading to a glazed panel balcony.

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En Suite Bathroom with body jet shower, Jacuzzi bath and wall mounted TV

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Floorplan



Ground Floor

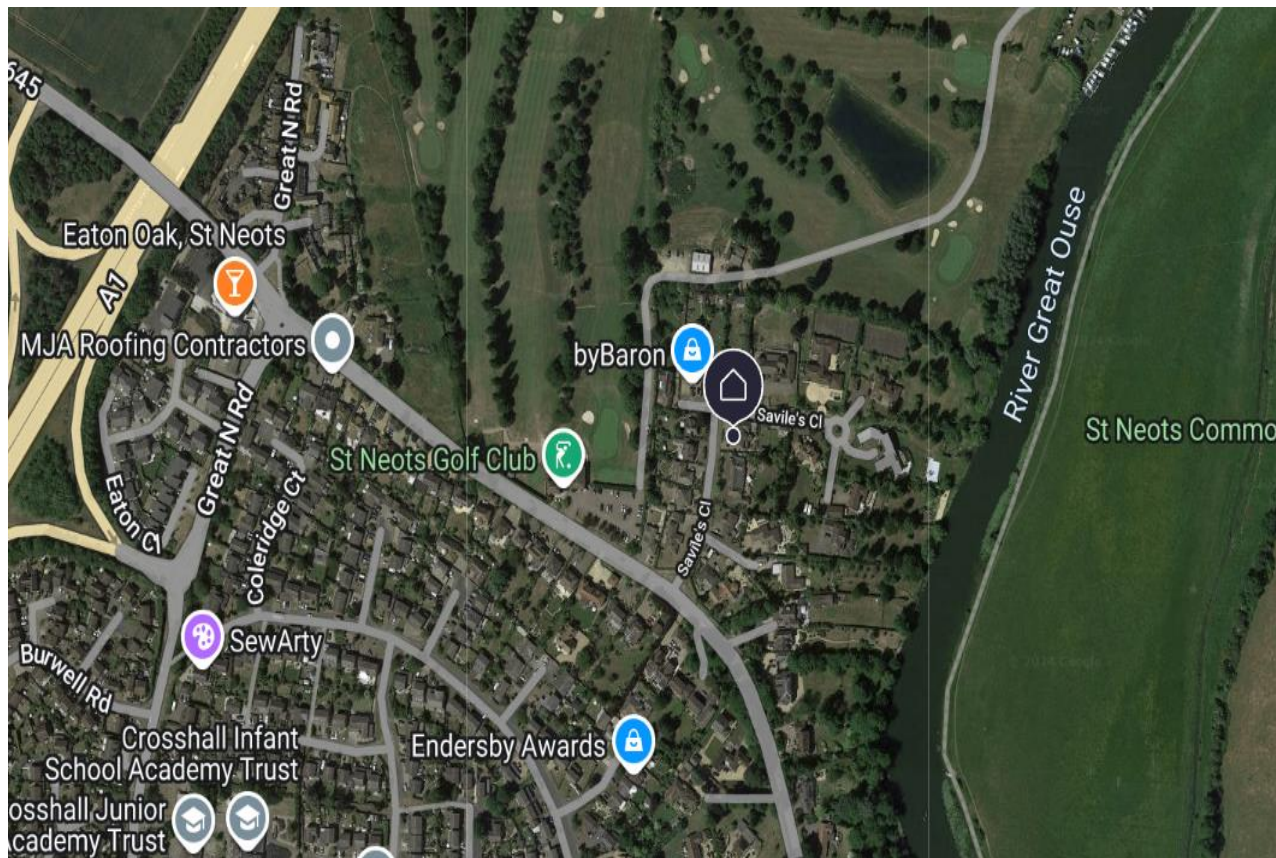
Floor area 235.5 m² (2,534 sq.ft.)



First Floor

Floor area 113.9 m² (1,226 sq.ft.)

TOTAL: 349.3 m² (3,760 sq.ft.)



Council Tax Band: H
 Local Schools: Crosshall Infant & Primary 0.75 Miles
 EPC Rating: D
 Tenure: Freehold

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.