



High Meadow, Meadow Lane, Hemingford Grey  
Huntingdon, PE28 9DH

**Guide price £1,400,000**

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# High Meadow, Hemingford Grey

Huntingdon, PE28 9DH

- 2750sq.ft house with pool house and outbuildings
- Redevelopment potential
- Over 9 acres including 7 acre lake
- Excellent village and close to the river

A unique redevelopment opportunity with a large house set in over 9 acres including a mature lake, situated in an excellent location in one of the most sought-after villages in the area.

High Meadow is a large 1960s house extending to 2750sq.ft and boasts numerous design features typical of its period. It has various garages and stores, a detached pool house and a boat house. It is however all in need of significant repair and it is likely that most purchasers will choose to redevelop the site. This is undoubtedly a rare and exciting chance to create a spectacular lake-side, family house.

Approached via a long driveway with twisted brick pillars and with a return to Meadow Lane, the house sits beautifully on the northern edge of the site looking south, across the lawn, to the ornamental bridge, fountain, and the lake beyond which is in excess of 7 acres.

Meadow Lane is a lovely setting with numerous large high-quality homes, several with lakes or river frontage to the Ouse.

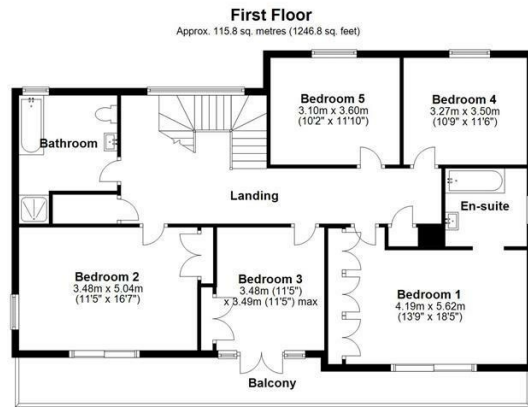
Agents note:

1. All purchasers should satisfy themselves about any planning requirements they may have, prior to making an offer.
2. There is evidence of structural movement within the house, purchasers should make their own investigations if required.



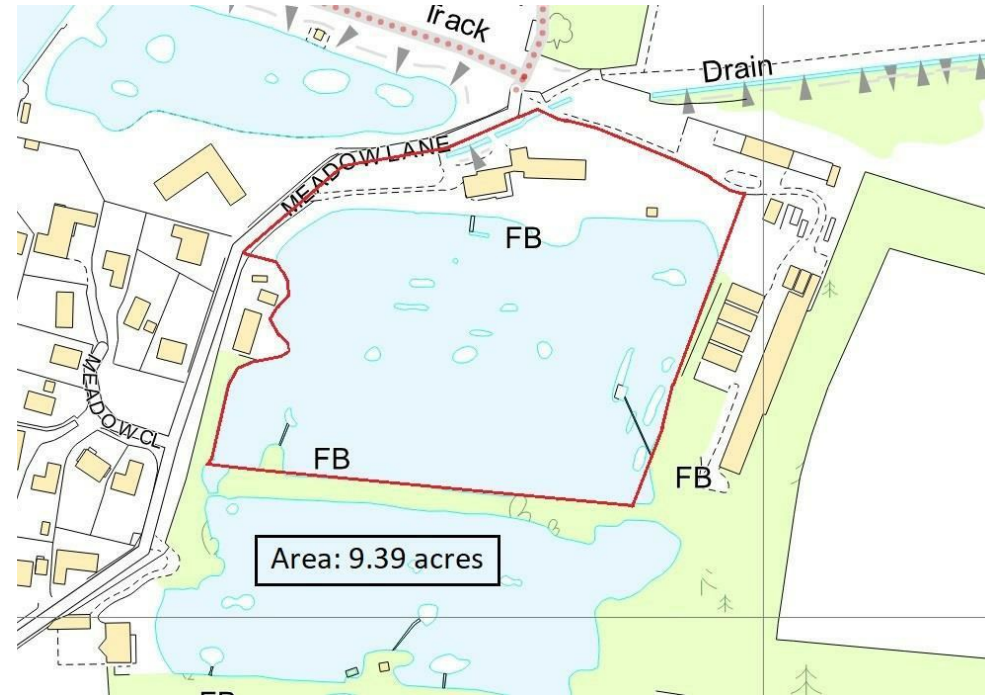


# Floor Plan



Total area: approx. 255.6 sq. metres (2750.9 sq. feet)

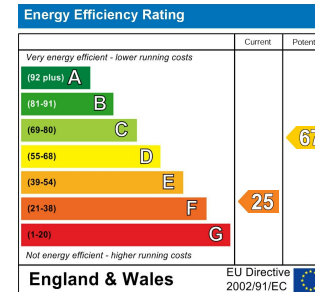
Drawings are for guidance only  
Plan produced using PlanUp.



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: G  
Services: Mains water and electricity are connected

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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