



Hampton Close, Fenstanton, Huntingdon, PE28 9HB

**CHEFFINS**



# Hampton Close

Fenstanton, Huntingdon,  
PE28 9HB

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: F
- Gas Central Heating
- Off Street Parking
- Garden

A stunning 4 bedroom barn conversion adjacent to the village church within this attractive village between Cambridge and Huntingdon. The accommodation retains many period features combined with contemporary fixtures and fittings and comprises impressive open plan sitting/dining room, kitchen/breakfast room, playroom, cloakroom, galleried landing, 4 double bedrooms and 3 bathrooms (2 en suite). Off street parking and generous rear garden. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: F.

4 3 2

£2,200 PCM





## LOCATION

Fenstanton is a popular and well served village. The village features a primary school, post office, store, doctor's surgery, dentist, pharmacy, nursery, coffee shop and a pub. Further amenities can be found in the attractive market town of St Ives nearby. For the commuter there is access to the A1307 into Cambridge and Huntingdon train station lies approximately six miles distant with rail links to London King's Cross. The nearby A14 provides access to the M11 and Cambridge (20 mins approx).





## ENTRANCE DOOR

to:

## OPEN PLAN SITTING/DINING ROOM

stunning room with vaulted ceiling and exposed timber framework, stairs to galleried landing/study area and dual aspect with windows to front and rear aspects. The ground floor bedroom, playroom, and entrance hall are accessed off the open plan sitting/dining room.

## ENTRANCE HALL

door to cloakroom/utility and doorway to:

## KITCHEN/BREAKFAST ROOM

base units, central island, work tops, sink with window to rear aspect above, integrated oven, dishwasher and electric hob with extractor above, freestanding fridge freezer, window to side aspect and patio doors to other side with access to patio and rear garden.

## CLOAKROOM/UTILITY

WC, wash basin with mirror above, window to rear aspect and cupboard housing washer machine and boiler.

## PLAY ROOM

exposed timbers and 2 windows to rear aspect.

## BEDROOM 1

ground floor bedroom with exposed timbers, 2 windows to front aspect and door to:

## EN SUITE BATHROOM

shower over bath, WC, wash basin with mirror above and heated towel rail.

## STAIRS

rising to:

## GALLERIED LANDING/STUDY AREA

open to and over looking the sitting room. The first floor bedrooms and family bathroom are accessed off the galleried landing.

## BEDROOM 2

exposed timbers, window to front aspect, Velux skylight and door to:

## EN SUITE SHOWER ROOM

shower enclosure, WC, wash basin with mirror above and heated towel rail.







### BEDROOM 3

exposed timbers and 2 Velux Skylights.

### BEDROOM 4

pitched ceiling and 2 Velux Skylights.

### BATHROOM

bath, WC, wash basin with mirror above, heated towel rail and Velux skylight.

### OUTSIDE

double gates opening to gravelled driveway providing off street

parking and access to generous rear garden principally laid to lawn with patio area, shrub borders, shed and gazebo.

### LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

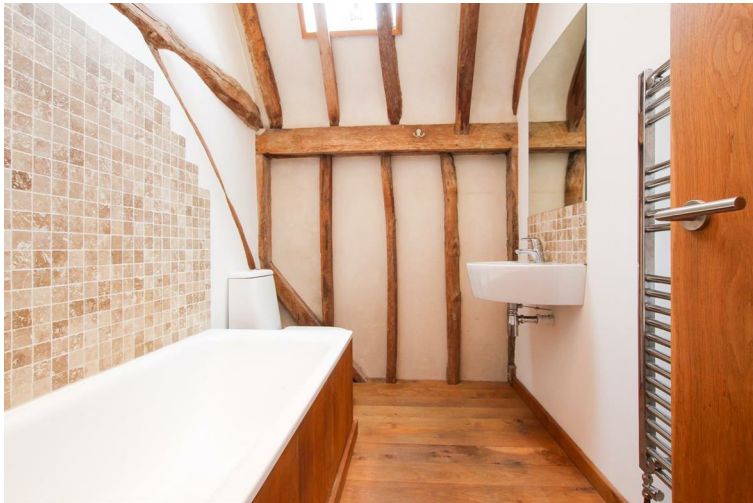
Term - Minimum 6 month tenancy

Holding Deposit - £507

Deposit - £2538





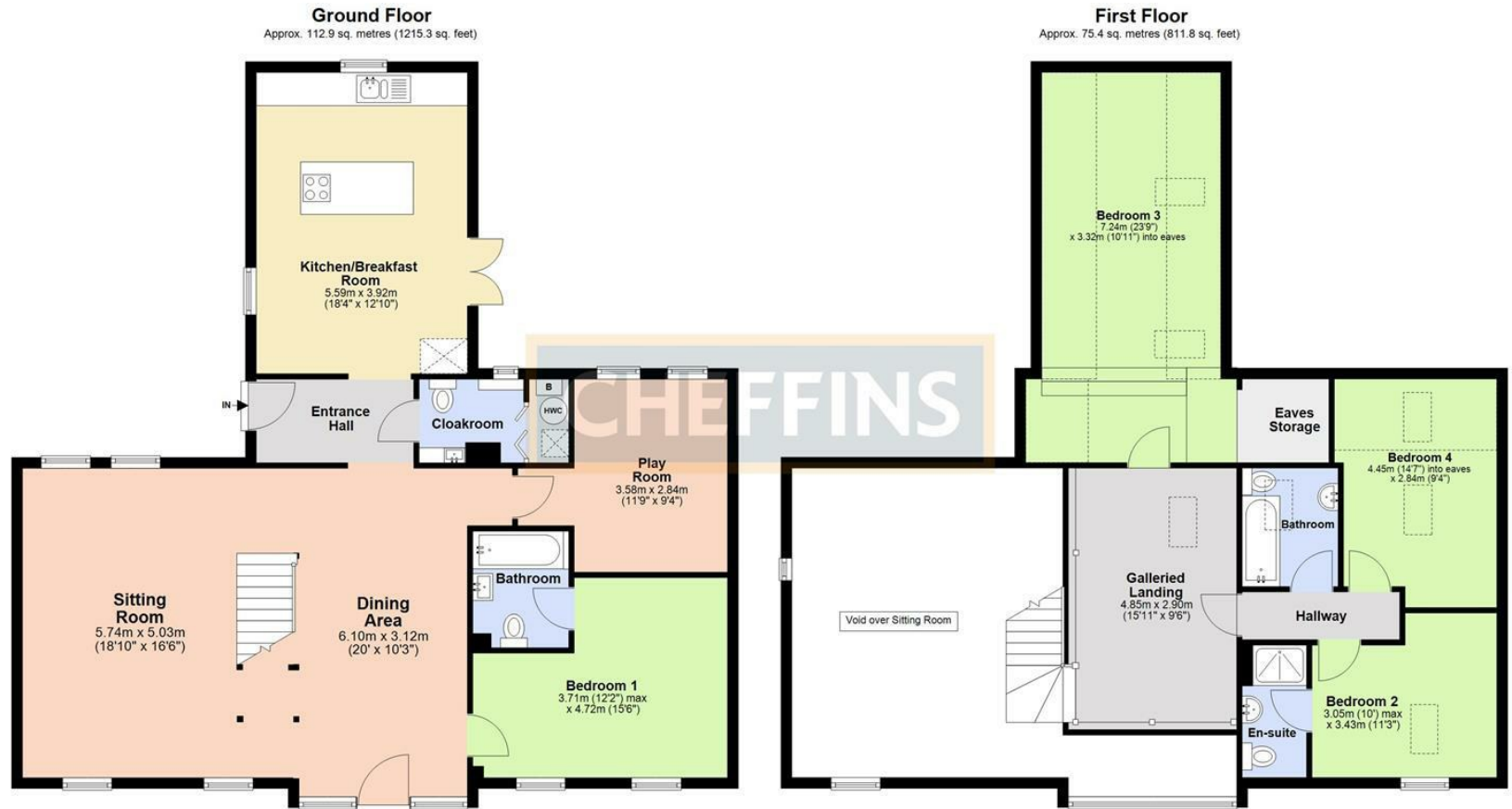








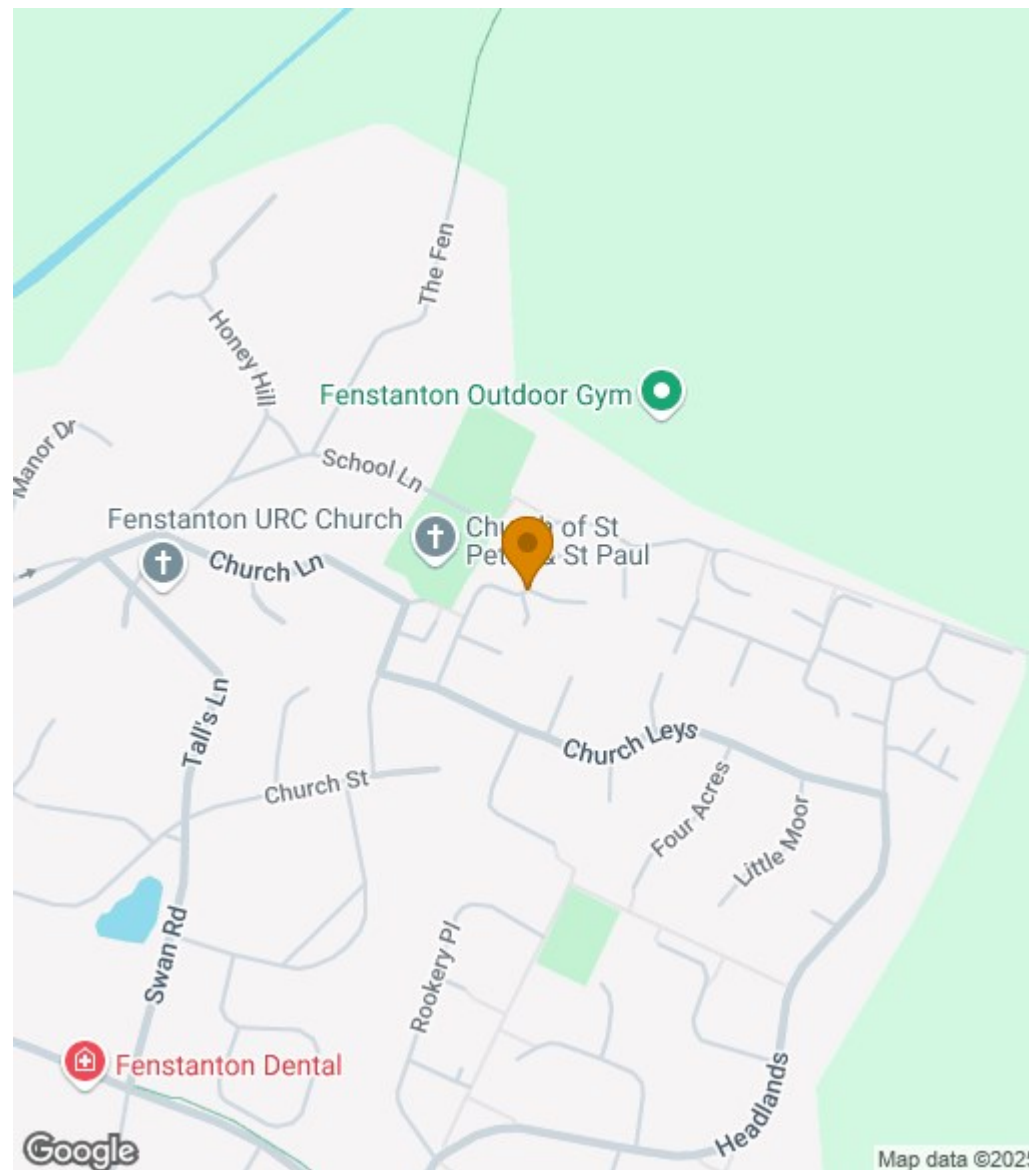
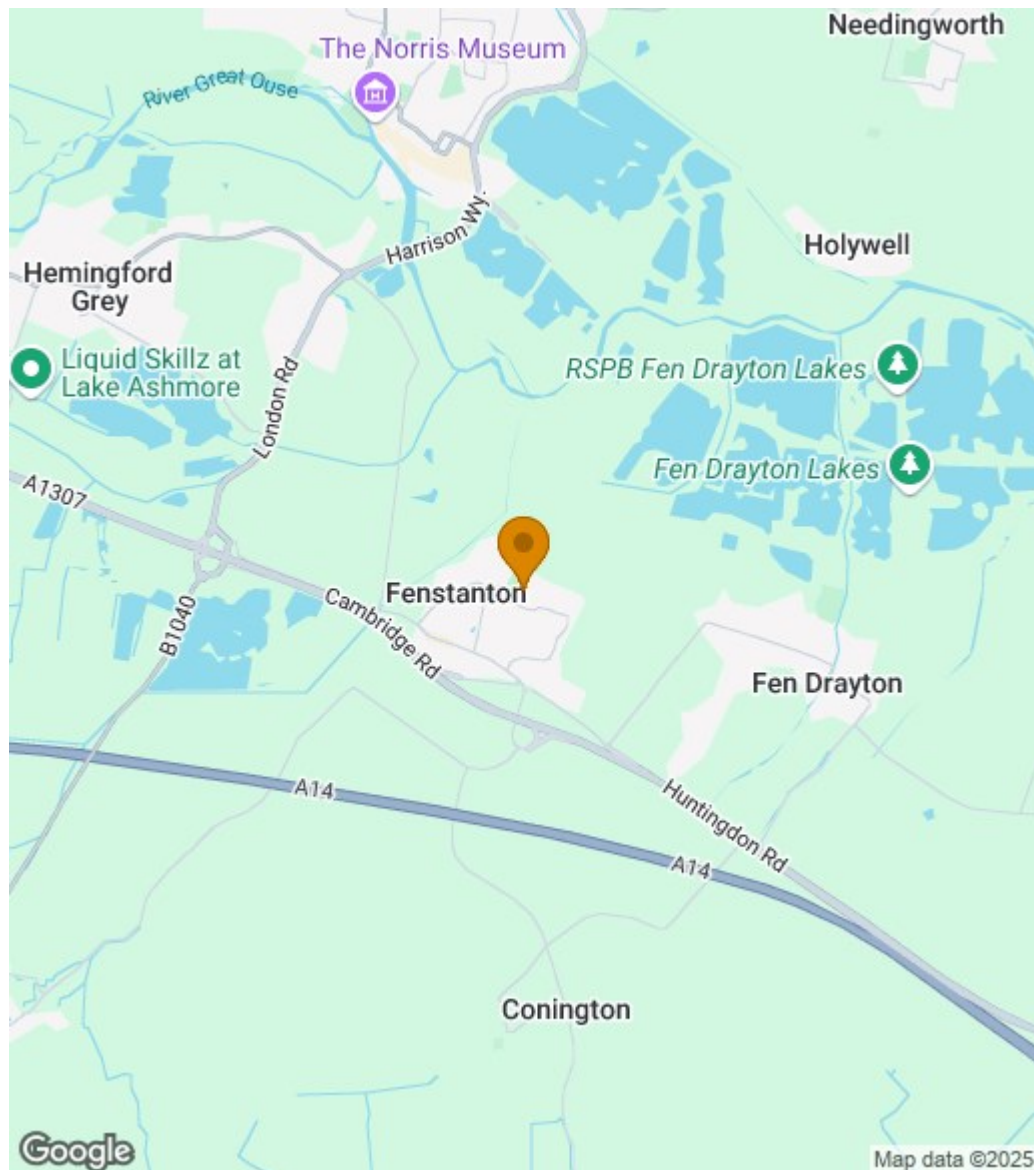
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 188.3 sq. metres (2027.1 sq. feet)

Floor area excludes void over sitting room and dining area.  
Plan produced using PlanUp.





**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | [cheffins.co.uk](http://cheffins.co.uk)

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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