

for sale

£900,000



The Ridge Hampton Vale Peterborough PE7 8LL

Located on an extensive private road, this individually architect designed property provides contemporary and spacious accommodation. The five bedroom detached house is presented to a very high standard and offers beautiful views of the surrounding area. Call 01733 229483 for more details.

The Ridge Hampton Vale Peterborough PE7 8LL

Entrance Hall

14' 9" x 6' 3" (4.50m x 1.91m)

Wood laminate floor with underfloor heating, under stairs storage cupboard and a vaulted ceiling.

Living Room

20' 7" x 15' 5" (6.27m x 4.70m)

Wood flooring, underfloor heating, inset ceiling spotlights, bi-fold doors to the rear decked area and a T.V point.

Dining Room / Salon

13' 11" x 11' 3" (4.24m x 3.43m)

Currently used as a salon but could be easily converted back to a standard reception room - wood flooring, underfloor heating and two double glazed windows to the front aspect,

Study

17' 4" x 10' 11" (5.28m x 3.33m)

Wood flooring, underfloor heating and two double glazed windows to the front aspect.

Kitchen

22' 9" x 13' 9" (6.93m x 4.19m)

Slate tiled floor, underfloor heating, worktops with a square edge, tiling to the rear of the worktops, cupboards with a gloss finish at

base and eye level and drawers, inset stainless steel sink and drainer with mixer tap, integrated oven and microwave, an inset gas hob with hanging extractor, integrated fridge/freezer, integrated dishwasher, island with storage cupboards, integrated wine storage and cooler, inset ceiling spotlights, slate tiled floor and bi-fold doors to the rear decked area.

Utility Room

15' 4" x 6' 11" (4.67m x 2.11m)

Underfloor heating, worktop with a rounded edge, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer, double glazed window to the rear aspect and a door to the double garage.

Downstairs Shower Room

Tiled floor with underfloor heating. corner shower with stainless steel fittings, pedestal wash hand basin with ornate tiling, close coupled W.C with half and full flush and large vertical heated towel rail.



First Floor

Bedroom One (max Measurement)

22' 8" x 17' 11" (6.91m x 5.46m)

BI-fold doors with glass safety screen looking out to the rear garden, T.V point, radiator and a door to the En-Suite.

En-Suite Bathroom

The En-Suite Bathroom is majority tiled and features a free standing oval bath with matte black tap & shower attachment, integrated waterproof T.V, oversized his & hers square contemporary wash hand basin with cascade taps, double walk in shower with matte black shower fittings and oversized square head, close coupled W.C with half and full flush, illuminated mirror, inset ceiling spotlights, door to the dressing room and a double glazed window to the rear aspect.

Dressing Room

11' 4" x 7' 2" (3.45m x 2.18m)

Two double glazed windows to the front aspect and a radiator.

Bedroom Two (max Measurement)

16' 11" x 15' 5" (5.16m x 4.70m)

Two double glazed windows to the rear aspect, radiator, T,V point and a door to the En-Suite.

En-Suite

The En-Suite is majority tiled and features a shower with matte black shower fittings and an oversized square head, contemporary style square wash hand basin with a cascade tap inset to a vanity unit, large heated towel rail, close coupled W.C with half and full flush and a double glazed window to the side aspect.

Bedroom Three

13' 5" x 10' 11" (4.09m x 3.33m)

Two double glazed windows to the front aspect, radiator, T.V point and a door to the En-Suite.

En-Suite

The En-Suite is majority tiled and features a shower with matte black shower fittings and an oversized square head, contemporary style square wash hand basin with a cascade tap inset to a vanity unit, large heated towel rail, close coupled W.C with half and full flush and a double glazed window to the side aspect.

Second Floor

Bedroom Four (max Measurement)

16' 8" x 16' 3" (5.08m x 4.95m)

Two sky light windows, radiator, T.V point and a storage cupboard.

Bedroom Five

13' 1" x 10' 2" (3.99m x 3.10m)

Double glazed window to the side aspect, sky light window, radiator and a storage cupboard.

Top Floor Bathroom

The Top Floor Bathroom has a panel bath, corner shower, pedestal wash hand basin, close coupled W.C with half and full flush, radiator and a double glazed window to the side aspect.

Outside

Basement Store

40' 11" x 14' 1" (12.47m x 4.29m)

Double Garage

19' 2" x 15' 2" (5.84m x 4.62m)

The Double Garage has lights and power, stairs up to the loft storage area, electric door and on the external wall is a 32A electric car charger.

Front Garden

Accessed via a private road the front of the property is of a low maintenance design and features a small section of lawn and pathways to the front door. The driveway to the side of the property is laid to stone chip and leads to the double garage.

Rear Garden

To the rear of the property is a large composite decked area suitable for entertaining (with a section designed to carry a hot tub + electrical distribution board pre-installed) with stunning views over the surrounding landscape. There are steps down to the main section of the rear garden.

Main section:

Sloping lawns with mature hedge borders, flat area with a mixture of plants, trees + shrubs that provide a natural screen. The steps to the side of the property lead down to The Ridge private gated access to Hampton College on one side and a Hampton Vale lake path to the other.

Lower section:

Turfed with bark to planting areas. The compost area is screened with laurels with an access path from the lower patio area.

Agents Notes:

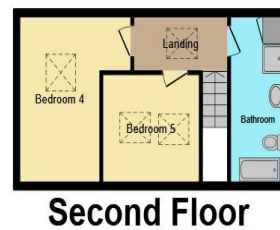
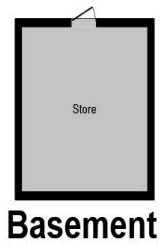
The property is freehold, however The Ridge common areas (private road, paths, grassed and planted areas, steps, street lights and rear electrical maglocked gates) are owned by The Ridge Management Company.

This company is owned by each of the 7 property owners on The Ridge. Each house nominates a director. This Company looks after the common areas, and the directors agree a monthly charge for each of the houses. This charge is currently £100 per month. This level of charge has been in place for many years. The Company currently has a surplus, and is looking long term at installing electrically operated gates to the front entrance.

The Company employs gardeners to maintain the community areas, and they cut the grass etc regularly during the year. Two sets of steps lead down to a rear private footpath that runs the length of The Ridge. The rear gates at each end of this path provide pedestrian access to the school field to the north, and the path around the lake to the south. School children living on The Ridge are able to access Hampton College from these gates, without recourse to using the main road







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HAH305327 - 0028

Tenure: Freehold

EPC Rating: B

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