

ten sales &
lettings

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3 The Range, Eynesbury Hardwicke, St. Neots, PE19 6XG

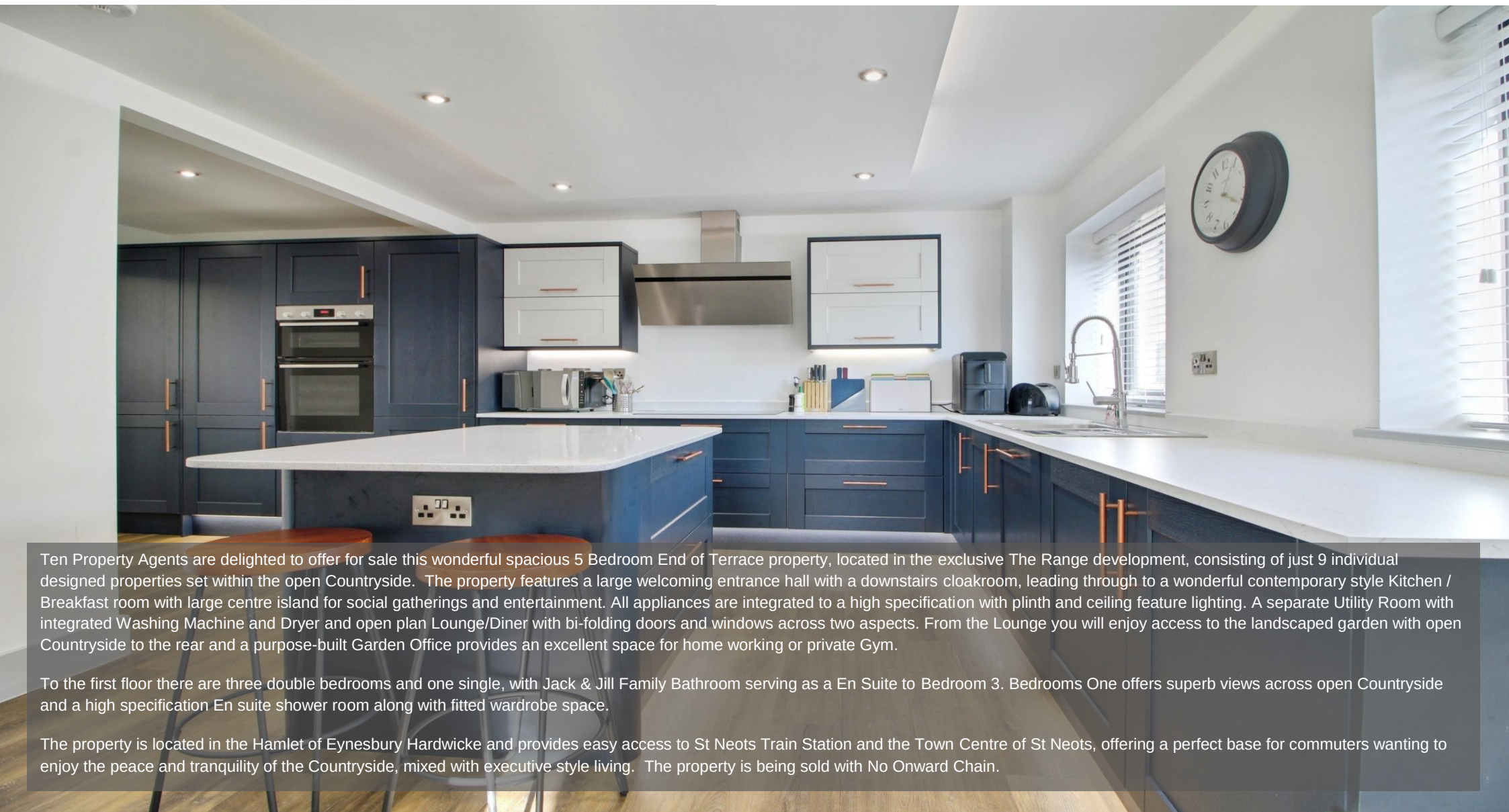
Bedrooms: 5 Bathroom: 3

£515,000

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Property Features

- SUBSTANTIAL 5 BEDROOM PROPERTY
- PRIVATE EXCLUSIVE COUNTRYSIDE DEVELOPMENT
- OPEN COUNTRYSIDE VIEWS
- 2ND FLOOR PRIVATE SUITE WITH BATH AND CLOAKROOM
- GARDEN OFFICE
- FOUR PARKING SPACES
- TWO EN SUITE BEDROOMS AND JACK & JILL BATHROOM
- EXCLUSIVE DEVELOPMENT OF ONLY 9 PROPERTIES



Ten Property Agents are delighted to offer for sale this wonderful spacious 5 Bedroom End of Terrace property, located in the exclusive The Range development, consisting of just 9 individual designed properties set within the open Countryside. The property features a large welcoming entrance hall with a downstairs cloakroom, leading through to a wonderful contemporary style Kitchen / Breakfast room with large centre island for social gatherings and entertainment. All appliances are integrated to a high specification with plinth and ceiling feature lighting. A separate Utility Room with integrated Washing Machine and Dryer and open plan Lounge/Diner with bi-folding doors and windows across two aspects. From the Lounge you will enjoy access to the landscaped garden with open Countryside to the rear and a purpose-built Garden Office provides an excellent space for home working or private Gym.

To the first floor there are three double bedrooms and one single, with Jack & Jill Family Bathroom serving as a En Suite to Bedroom 3. Bedrooms One offers superb views across open Countryside and a high specification En suite shower room along with fitted wardrobe space.

The property is located in the Hamlet of Eynesbury Hardwicke and provides easy access to St Neots Train Station and the Town Centre of St Neots, offering a perfect base for commuters wanting to enjoy the peace and tranquility of the Countryside, mixed with executive style living. The property is being sold with No Onward Chain.



A superb contemporary Kitchen with fully integrated appliances.

Room Details & Dimensions

Entrance Hall

A welcoming entrance hall with LVT Oak flooring providing access to:

Cloakroom

A private cloakroom within Bedroom 2 providing a WC and wash basin with LVT Oak flooring and chrome towel rail heater.

Kitchen Breakfast Room *18' 8" x 14' 1" (5.69m x 4.29m)*

A spacious Kitchen Breakfast room ideal for entertaining parties with a feature central Island with granite worksurface and space for under counter stool, double socket and plinth lighting.

A range of contemporary rich blue base and eye level units with brass style handles and plinth LED lighting, housing large pan drawers and an integrated Dishwasher, Double Oven, Full Height Fridge and Freezer and chrome extractor unit. A large stainless steel sink unit with chrome pre rinse tap system and window to side aspect. LVT Oak flooring throughout and feature ceiling LED backlighting.

Utility Room *7' 10" x 7' 7" (2.39m x 2.31m)*

A range of rich blue base units housing an integrated washing machine and separate dryer with contrasting work surface and stainless steel sink. Dual aspect windows and LVT Oak flooring.

Lounge Diner *19' 8" x 13' 1" (5.99m x 3.98m)*

Glazed double doors provide access to a large family space with feature Bi Folding doors onto the gardens. A spacious room provides separate space for a large dining table as well as sofa and TV living space. LVT Oak flooring and windows to side an rear.



First Floor Landing

A glazed stairwell leads to the first floor bedrooms and bathroom facility with a window to the front aspect.

Bedroom 1 *12' 6" x 11' 2" (3.81m x 3.40m)*

A large double bedroom with stunning views across open countryside.

En Suite

En Suite shower room with walk in double shower cubicle, chrome wall mounted shower controls with rainforest head and separate hand control, contemporary style WC and wash basin with vanity unit below. Chrome towel rail heater, fully tiled walling and wall mounted mirror with backlight.

Bedroom 3 *12' 6" x 9' 6" (3.81m x 2.89m)*

A large double bedroom with dual aspect windows and views across open countryside.

Bedroom 4 *11' 6" x 8' 5" (3.50m x 2.56m)*

Double bedroom with side window and door leading to Jack & Jill style family bathroom providing en suite facility.

Bedroom 5 *11' 6" x 6' 0" (3.50m x 1.83m)*

Large single bedroom or a perfect space for additional office use with window to side.

Jack & Jill Family Bathroom *7' 8" x 5' 5" (2.34m x 1.65m)*

A Jack & Jill style family bathroom providing access to Bedroom 3 and the first floor landing. An L shaped bath with chrome wall mounted shower controls, with rainforest rinse and separate hand control. WC and wash basin with vanity unit below, window to side, chrome towel rail heater and LVT Oak flooring.



Second Floor Stairwell

Stairs leading to the second floor bedroom suite.

Bedroom 2 17' 5" x 12' 8" (5.30m x 3.86m)

A 2nd floor spacious bedroom suite, ideal for visiting guests with two built in wardrobes and a stand alone feature bathtub with contemporary tiled walling. Door leading to WC and wash basin. Space for large double bed and sofa. Door leading to additional and substantial storage space.

Bedroom 2 Cloakroom

A private cloakroom with WC and wash basin, LVT Oak Flooring and contemporary tiled splashback. Chrome Towel Rail and extractor fan.

Rear Garden

A professionally landscaped rear garden with large paved seating area leading onto a lawn with mature shrubs and ornamental trees. Non overlooked with Countryside view to the rear aspect.

A large Home Office and Garden Shed and side access gate with outside tap and lighting.

Home Office 13' 1" x 9' 10" (3.98m x 2.99m)

Purpose built Home Office building or Gym with external LED lighting, double doors and internal lighting and power. An ideal space to keep working from home separated from day to day living.

Parking

The property comes with 4 allocated parking spaces. 2 to the side of the property and 2 further spaces in close proximity.





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*2nd Floor Suite with Cloakroom and Feature Bath
Tub and Fitted Wardrobes*



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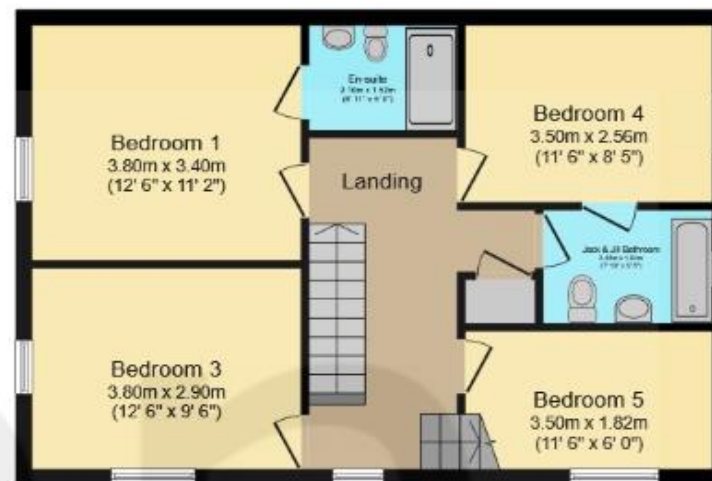
*Professionally landscaped rear garden overlooking
Countryside.*

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Floorplan



Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area: 149.4 sq.m. (1,608 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Tenure: Freehold

Service Charge: £1288 (2026) including general site maintenance, gardening, lighting & emptying and maintenance of on-site waste water treatment plant.

Construction Type: Structural Insulated Panel Construction

Parking: Allocated 4 spaces

Electric supply: Mains Electricity

Water supply: Mains

Sewerage: Shared Water Treatment

Heating supply: Air Sourced Heating

Mobile Signal: Good

Broadband Signal: Very Good

Council Tax: D

EPC: B

Rights or Restrictions: None disclosed by owner

Listed Building Status: No

Conservation Area: No

Any Public Rights Of Way Across Title: No

Any Planning Permissions & Development Proposals: No

Any floods in last 5 years: No

Accessibility & Adaptions: None

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.