



April Lodge Loop Road
Huntingdon, PE28 0RE



Christie Taylor
Partnered With
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Property Experts

April Lodge is a striking, privately positioned and individually designed dormer-style detached home, offering substantial family accommodation with five double bedrooms, five reception rooms and unrivalled grounds which back on to beautiful protected countryside, featuring mature trees, established planting and a natural pond believed to date back to the late 1600s.

In brief, the accommodation comprises a welcoming entrance porch leading to a family room/optional sixth bedroom, and a main entrance hall with stairs rising to the first floor, access to a guest WC with cloaks storage, a modern kitchen/dining room and a separate utility room. The ground floor is further enhanced by additional reception space including a drawing room, a generously proportioned home office, and a beautifully appointed lounge with high ceilings, attractive timber beams, stunning garden views, bi-fold doors opening onto a paved patio, and access through to the conservatory.

Upstairs, there are five double bedrooms, four of which benefit from en suite facilities, along with the family bathroom.

Externally, the home enjoys a high degree of privacy from every angle, with extensive block-paved parking for multiple vehicles leading to the garage.

Originally built in 1989 and now offered to the market for the first time since the current owners purchased in 2003, April Lodge is a true testament to the exceptional lifestyle this wonderful home provides.

£950,000



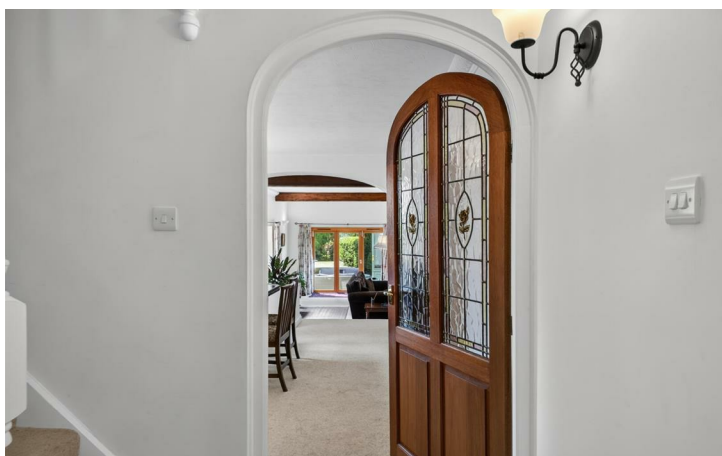
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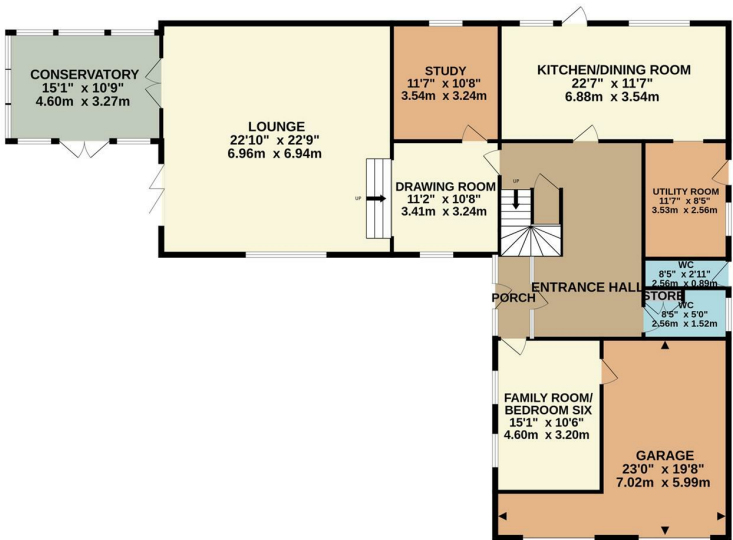
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GROUND FLOOR
2082 sq.ft. (193.4 sq.m.) approx.



1ST FLOOR
1705 sq.ft. (158.4 sq.m.) approx.



TOTAL FLOOR AREA : 3787 sq.ft. (351.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given

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





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