



Southview Cottage Main Street

Old Weston, Cambridgeshire PE28 5LL



**Simpson & Partners**

Welcome to Southview Cottage, an exceptional five-bedroom detached home combining countryside charm with modern family living.

Situated in the idyllic village of Old Weston, the property enjoys a peaceful setting while remaining well connected to Kimbolton, Thrapston and Oundle.

The accommodation begins with a spacious entrance hall leading to a cloakroom/WC, a versatile family room, and a welcoming living room featuring a log-burning stove and doors opening onto the rear garden. At the heart of the home is an impressive kitchen dining room, filled with natural light from multiple windows and two sets of doors to the garden, creating a perfect space for everyday living and entertaining. A separate utility room adds practicality.

Upstairs offers five well-proportioned bedrooms. The principal bedroom benefits from a dressing area and en-suite shower room, while the second bedroom also enjoys its own en-suite. A stylish family bathroom completes the first floor, featuring a freestanding roll-top bath.

Externally, the property enjoys beautiful views over open green space and fields to both front and rear. The gardens are attractively landscaped with manicured lawns and various seating areas ideal for entertaining.

Further benefits include an oversized double garage with office space to the rear, perfect for home working, and a large driveway providing ample off-road parking.

Early viewing is highly recommended.

Room Dimensions:

Kitchen / Dining Room  
6.719 m x 4.347 m (22.04 ft x 14.26 ft)

Living Room  
4.174 m (MAX) / 2.956 m (MIN) x 7.496 m (13.69 ft (MAX) / 9.70 ft (MIN) x 24.59 ft)

Family Room  
4.170 m x 4.187 m (13.68 ft x 13.74 ft)

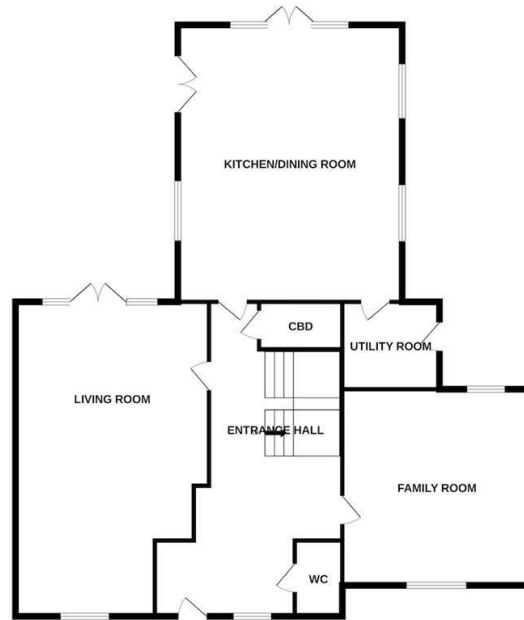
Bedroom 1

£775,000


5 3 2



GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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