



Brooklands House, Brooklands Lane, Alconbury, PE28 4WZ



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Alconbury,
PE28 4WZ

A unique opportunity to acquire a most impressive and substantial detached Georgian Grade II listed country house, believed to date back to 1760, and set in mature grounds and woodland extending to approximately 2.8 acres. The house was cleverly designed originally, and no space has been wasted, providing versatile and well-proportioned accommodation with many fine original features including high ceilings, sash windows and cast iron fireplaces. In addition, there is a detached brick built former stable, extensive parking and a large, attached former coach house/store.

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Guide Price £1,250,000





LOCATION

Brooklands House occupies an unusual location just off a small lane where there is an additional neighboring property. The house is conveniently situated close to the A1 and is protected by a mature tree belt and woodland. The village of Alconbury is situated just off the A1(M) and close to the A14, providing easy road links to Cambridge, Peterborough, and London. The nearby Huntingdon train station offers direct rail services to London King's Cross in under an hour, making it ideal for commuters. Alconbury benefits from local amenities including a village shop, post office, church and doctors' surgery, good primary school, and scenic countryside. The university City of Cambridge is located about 15 miles south and is easily accessible via the A14. The popular Hinchingsbrooke secondary school is located in Huntingdon.

Brooklands House, which is believed to date back to 1760, provides exceptionally well proportioned and versatile accommodation which extends to approximately 435 sqm (4689 sqft) excluding wine cellar, store and outbuildings.

GROUND FLOOR

Entrance Hall, Drawing Room, Dining Room, Rear Hall, Morning Room, Cloakroom, Rear Hall 2, Study, Kitchen/Breakfast Room, Laundry Room, Pantry, Family Room, Boot Room, Lobby and staircase to half landing.

FIRST FLOOR

Landing, Principal Bedroom, with En-Suite Bathroom, Principal Bedroom 2 with doors to Dressing Room, 3 Further Bedrooms, one with En-Suite and separate Family Bathroom.

OUTSIDE

The property is accessed via a small lane which also serves a neighbouring property, and turns into a farm track which leads to adjoining farmland. Gates lead into the grounds of the house and to the main driveway.

The mature grounds extend to circa 2.8 acres. Immediately to the front of the house there is a wooded copse with a great variety of mature trees and hedgerows.

Another section of the driveway splits off to a side courtyard where the old stables are located, and there is also a former coach house/store attached to the house itself. There are formal gardens to the south west of the property which are laid to lawn with box hedging, rose bushes and trees.

Further gardens to the rear of the house are again laid to lawn with a wooded copse adjacent, with various trees including fruit trees. The gardens border farmland.

A gate leads to the delightful walled garden with a fountain. This area has been landscaped to incorporate well stocked borders and shrubberies, low box hedgerow, a variety of pleached trees, and a terrace leading up to the house.

AGENTS NOTE

There is additional parcel of land that is being added to the title in concurrence with the sale. Further details are available upon request.













Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - H
Local Authority - Huntingdonshire District Council



**Approximate Gross Internal Area 4942 sq ft - 458 sq m
(Excluding Garage & Outbuilding)**

Cellar Area 253 sq ft – 23 sq m
 Ground Floor Area 2789 sq ft – 259 sq m
 First Floor Area 1900 sq ft – 176 sq m
 Garage Area 289 sq ft – 27 sq m
 Outbuilding Area 819 sq ft – 76 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

