



BROWN & CO

HIGH STREET, GREAT PAXTON



-60 HIGH STREET-

Great Paxton | Cambridgeshire | PE19 6RF

A newly built four double bedroom detached home occupying an enviable position, featuring a generous secluded garden with attractive leafy outlooks.

Property Highlights

- New home - 10 year AHCI structural warranty - Air source heat pump with underfloor heating to the ground floor - High specification accommodation - Sought after position within this popular village - Ample drive parking with electric car charging point - Enclosed rear garden with westerly aspect and attractive leafy outlooks

House

Ground Floor: Entrance Hallway - Living room - Kitchen diner/ family room - Utility room - Guest Cloakroom

First Floor: Landing - Principal Bedroom - En-suite shower room - Bedroom two - Bedroom three - Bedroom four - Family Bathroom

Total: 1,684 sq. ft. (156 sq. m)



DETAILED DESCRIPTION

A most impressive, newly constructed four double bedroom detached residence set in the heart of this highly sought after village. The property offers versatile, well designed accommodation finished to a high specification throughout, extending to approximately 1,684 sq. ft. over two floors.

Externally, the home benefits from ample off road parking with a front driveway incorporating an electric car charging point. The generous and private rear garden features a large terrace with steps leading down to an enclosed lawn area with timber fenced borders and leafy surroundings. Additional features include gated side access, external lighting and power points.

LOCATION

Ideally positioned on High Street, Great Paxton, the property enjoys a prime setting in this attractive village, 3 miles north of St Neots and within easy reach of Cambridge (18 miles east), Huntingdon (10 miles north), and Bedford (20 miles south).

Great Paxton offers everyday amenities including Great Paxton CofE Primary School, a village hall, church, and The Bell pub. For private education, nearby Kimbolton (6 miles) hosts Kimbolton School. Cambridge provides further elite options such as The Perse School, The Leys, and St Mary's.

St Neots adds extensive shopping, dining, leisure, and rail links to London King's Cross (50 mins). Surrounded by picturesque countryside with footpaths and cycle routes, the village suits rural living with superb connectivity via A1, A428, and A14 to Cambridge, Peterborough, and beyond.

THE DEVELOPER

Brown & Co and DGH Construction Ltd are proud to present this exceptional one-off detached home, representing a rare opportunity to purchase a brand-new property in the desirable village of Great Paxton. DGH Construction brings over a decade of experience in high-quality building across Bedfordshire, Cambridgeshire, and London. Originally specialising in education projects, the company has built a strong reputation for delivering bespoke residential and commercial schemes with precision, reliability, and a client-focused approach.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, Amtico wood effect flooring, under stairs storage cupboard, stairs to the first floor, doors to guest cloakroom, living room and kitchen diner/ family room

LIVING ROOM

With bay window to the front aspect

KITCHEN DINER/FAMILY ROOM

With windows to the side and rear aspects, bespoke fitted two tone kitchen with range of base and tower units, quartz counter with undermounted sink and a half with chrome mixer tap over, Samsung integrated appliances include full height fridge and freezer, dishwasher, chest level combination microwave oven and dual cook oven, island with quartz counter, breakfast bar and inset Samsung induction hob with extractor over, Amtico wood effect flooring, open to family room with French doors opening to the patio area, door to

UTILITY ROOM

With door to side access, range of eye and base level units, counter with inset sink and drainer with chrome mixer tap over, space and plumbing for washing machine and dryer, Amtico wood effect flooring

GUEST CLOAKROOM

With low level wc, wall mounted wash basin with chrome mixer tap over and storage cupboard below, tiled floor



FIRST FLOOR

LANDING

With loft access via hatch, cupboard housing hot water cylinder, doors to

PRINCIPAL BEDROOM

With window to the rear aspect, door to

EN-SUITE SHOWER ROOM

With Velux window, contemporary suite comprising; low level wc with eco flush button, wall mounted vanity unit with chrome mixer tap over and large wall in shower with drencher head over, chrome heated towel rail, part tiled walls

BEDROOM TWO

With window to the front aspect

BEDROOM THREE

With window to the rear aspect

BEDROOM FOUR

With window to the front aspect

FAMILY BATHROOM

With Velux window, contemporary suite comprising; low level wc with eco flush button, panelled bath with drencher head over and wall mounted wash basin with chrome mixer tap over, chrome heated towel rail, part tiled walls

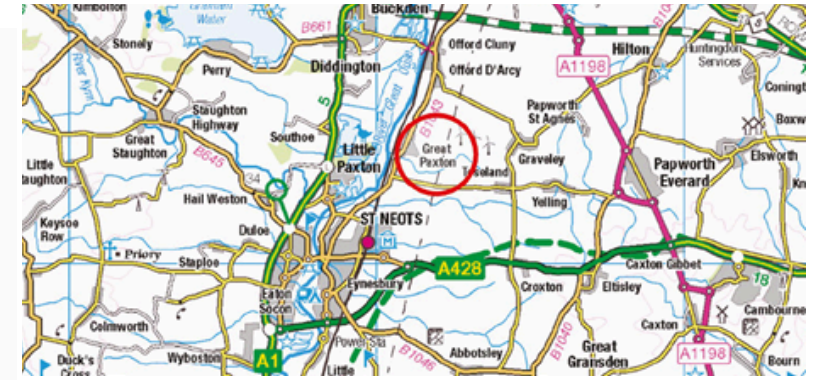




Approximate Gross Internal Area 1684 sq ft - 156 sq m

Ground Floor Area 908 sq ft – 84 sq m

First Floor Area 776 sq ft – 72 sq m



Agents note - The property is currently in the final stages of external completion and is anticipated to be fully completed in April 2026. Please note that some of the internal images included within these marketing particulars have been virtually staged for illustrative purposes only. Actual finishes, landscaping, fixtures, fittings and layout may vary as construction progresses.

Services – Main drainage and electricity connected.

EPC – TBC

Council tax: E

Viewing: Strictly by prior appointment through the selling agents Brown&Co. Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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