



10 High Street

Fenstanton, Cambs. PE28 9LQ

elliswinters & co

Exclusive & New Homes

Welcome to

10 High St

Accommodation Summary

Ellis Winters Exclusive are delighted to welcome you to High Street, Fenstanton. This family home is located within a sought-after village that is well-positioned for access to Cambridge via the A14, and is 8 minutes from Huntingdon mainline station from where trains reach London in approximately 1 hour. It is within the catchment of Swavesey Village College and is within walking distance to Fenstanton's primary school. Adjacent to the house on High Street are amenities including a day care centre, a small supermarket, a butchers, a doctors surgery and a pharmacy. This superb period home offers versatile accommodation throughout and has retained a range of period features including ceiling roses, fireplaces, and picture rails. Upon entering the property, you are welcomed into a generous hallway. To the left of this, there is a family room, a ground floor bathroom, and an office/playroom. This wing of the property has its own external entrance to the driveway. To the right of the entrance hall, there is a large lounge room with a feature bay window, stunning period archway and access through to the conservatory. The conservatory is a wonderful space overlooking the rear garden with double French style doors to the kitchen/breakfast room. To the first floor there is a large landing which serves the four double bedrooms, and a fifth single bedroom. A second landing provides access to the large four-piece family bathroom.

To the rear of the property, accessed through French doors from the conservatory, is a spacious garden suitable for entertaining and family needs. There is a generous double garage, with a studio/annex above that can be accessed via an external staircase. The studio/annex is equipped with sink, WC, and shower. It can represent either a sixth bedroom, an office, or a hobby room. It also boasts a fully functioning sauna and has its own central heating. To fully appreciate the character, charm, the overall accommodation, and the village location, a viewing is highly recommended.

Ground Floor

Entrance Hall 7.42m (24'4") x 1.45m (4'9")

Family Room 4.10m (13'5") x 3.65m (12')

Inner Hall

Shower Room 2.20m (7'3") x 1.79m (5'10")

Office 4.57m (15') x 2.53m (8'4") max

Lounge/Dining Room 7.42m (24'4") x 4.59m (15'1")

Conservatory 5.36m (17'7") x 4.30m (14'1")

Kitchen/Breakfast Room 3.96m (13') x 3.33m (10'11")

First Floor

Landing 4.85m (15'11") x 2.13m (7')

Bedroom 1 4.59m (15'1") x 3.65m (12')

Bedroom 2 4.59m (15'1") x 3.65m (12')

Bedroom 3 4.10m (13'5") x 3.65m (12')

Bedroom 4 3.79m (12'5") x 3.65m (12')

Bedroom 5 2.42m (7'11") x 2.13m (7')

Second Landing



Bathroom 3.96m (13') max x 3.30m (10'10")

Outside

To the front of the property is an enclosed garden with mature hedging. To the side is a short driveway, leading to electric double gates, beyond which there is a further driveway to the double garage. The garage has ample room for storage in addition to two cars and is equipped with power and light. The enclosed garden at the rear, which is not overlooked in any direction, is laid mainly to lawn with paved patio seating areas. There are mature trees, shrubs, and planted borders.

Outbuilding

Double Garage 7.66m (25'2") x 5.62m (18'5")

First Floor Studio/Bedroom 6.11m (20') max x 3.72m (12'2")

Sauna

Shower

WC

Further Information

Tenure: Freehold

Council Tax Band: E

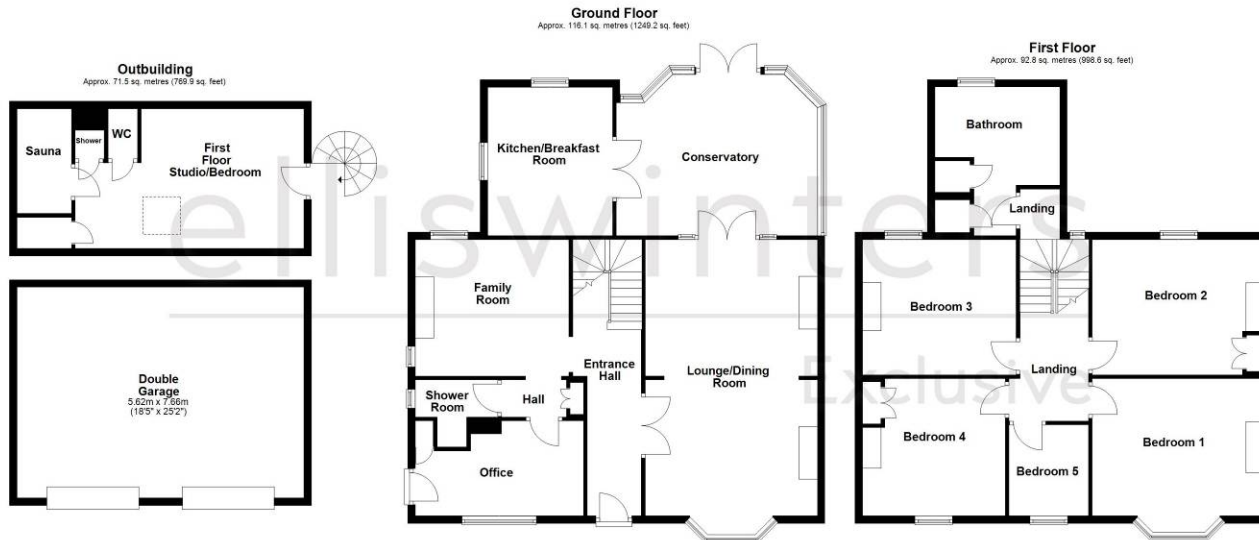
EPC Rating: E

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.



Total area: approx. 280.4 sq. metres (3017.7 sq. feet)





All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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