



2 The Old Coach Yard Hamerton Road
Huntingdon, PE28 5PX



Christie Taylor
Partnered With
Simpsons
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This standout five-bedroom home, set within the peaceful hamlet of Winwick, is offered to the market with no onward chain. The accommodation expands over 3,000 sq feet and offers high-specification luxury throughout, opening with a generously proportioned entrance hall featuring an engineered oak floor, a guest WC and stairs rising to the first floor. The ground floor provides exceptional living space, including a front-facing home office, a lounge with bi-fold doors, an impressive garden room with further bi-fold doors, and a stunning open-plan kitchen/dining/family room complemented by a separate utility.

Upstairs, the sense of scale and quality continues with a bright landing leading to five double bedrooms, two of which enjoy private balconies and Porcelanosa-fitted ensembles. The family bathroom is also finished throughout with Porcelanosa sanitaryware and tiling.

Outside, the property benefits from a double garage and peaceful gardens surrounded by open countryside, creating a wonderfully private and tranquil setting.



Asking price £800,000



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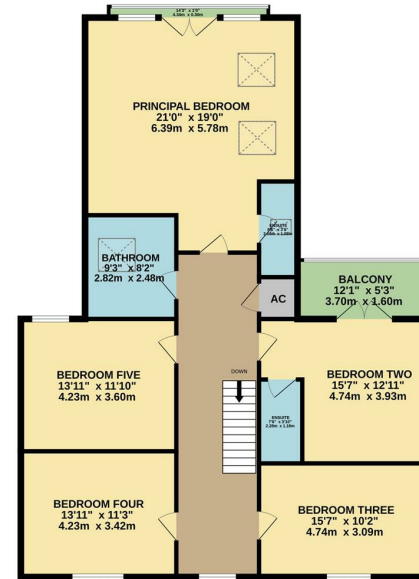
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GROUND FLOOR
1714 sq.ft. (159.3 sq.m.) approx.



1ST FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 3072 sq.ft. (285.4 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	91	
(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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