

STAUGHTON MANOR



GREAT STAUGHTON • CAMBRIDGESHIRE

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*A recently refurbished Grade II Georgian Manor,
just 60 miles from central London*

Grafham Water 2.8 miles • St. Neots 4.3 miles (London Kings Cross from 42 minutes)
A1(M) 4 miles • A14 8 miles • Cambridge 21 miles
London Luton Airport 35 miles • London Stansted Airport 50 miles
Central London 60 miles

Accommodation and amenities

Entrance hall • Dining room • Drawing room • Sitting room
Kitchen/breakfast room • Study • Butler's pantry • Gym • Wine cellar
Utility/boot room

Master Bedroom suite with dressing room • Guest bedroom suite
7/8 further bedrooms • 2 family bathrooms • Storage rooms
Games/hobbies room

Distant views • Long sweeping drive • Landscaped gardens • Outbuildings/stores
Pond • Vegetable garden • Garaging
Staff flat

For Sale Freehold

Total sq ft: 11,765 (1,093 sq m)
In all around: 7.3 acres (2.95 hectares)



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.







Cambridgeshire

Sitting just 60 miles north of central London is the charming village of Great Staughton. The village is divided roughly into older and new parts and is well known for its square spired (13th Century) church. The local towns of St Neots and Huntingdon offer all of one's day to day needs whilst more extensive shopping services can be found in the world famous university town of Cambridge and of course London. Access to London and the south is via the A1(M) and takes just over 1 hour whilst trains from St. Neots (4 miles) to London Kings Cross take approximately 45 minutes; ideal for commuting. Staughton Manor is well positioned for travel in almost all directions with access to the A14, A1(M), M11, M25, and M6 all within easy reach.



Schools and Local Amenities

There is excellent schooling within the area. Schools in Cambridge include; St John's College School, King's College School and St Faith's preparatory schools, together with; The Perse and The Leys senior schools. Further afield are a number of renowned preparatory and public schools including; Kimbolton, Maidwell Hall, Haileybury, Oundle, Uppingham and Oakham which all offer excellent facilities.

The village of Great Staughton has its own Primary School, two pubs, a butcher and post office. National Hunt racing can be found at Huntingdon Racecourse to the north whilst flat racing is available at the Newmarket Racecourses to the north-east. The house is situated in the Cambridgeshire hunting country and there is a good network of footpaths and bridleways in the surrounding countryside. There is sailing and fishing at Grafham Water a mere 3 miles away.

Staughton Manor

This glorious Georgian house has just been the subject of a 2 year renovation project and today provides 21st century living with all the joys a typical Georgian house. The house sits peacefully at the end of a long sweeping gravel drive that opens to a large turning area at the front of the house. Inside, the accommodation is beautifully presented over 3 floors and follows a typical Georgian styled arrangement with large, bright rooms, tall ceilings, sash windows, detailed cornicing, deep skirting, and impressive fireplaces throughout. The ground floor boasts a fantastic entrance hall with flagstone floor that leads though to a central hallway from which all principal reception rooms can be reached. The kitchen/breakfast room is a spacious and bright room with built in cupboards and floor units, informal dining area, oil fired Aga, open planned living with access to the sitting room and bay windows that open onto the south facing terrace.

The ground floor accommodation offers superb rooms for both formal and informal entertaining on a manageable scale. The ground floor can also be accessed from the rear of the house and offers a more suitable entrance for everyday use.







The first floor accommodation is reached via an impressive oak staircase that ascends from the inner hall to a large Palladian landing from which all first floor bedrooms can be reached. The master bedroom suite is a large room with distant south facing views over the beautiful landscaped gardens and neighbouring farmland.

The first floor accommodation includes a guest suite and four further bedrooms that share 2 family bathrooms.

The second floor is made up of a number of smaller attic rooms that could either be used as further bedroom accommodation, hobby rooms or for storage. The house also benefits from an extensive wine cellar and double garage with up and over doors and direct access into the house.

Adjoined to the house, but with its own entrance, is a one bedroom flat, ideal for staff accommodation. The flat has a large landing area that doubles as a sitting room/TV area, large bedroom, bathroom and kitchenette.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside space



Cellar



Ground Floor



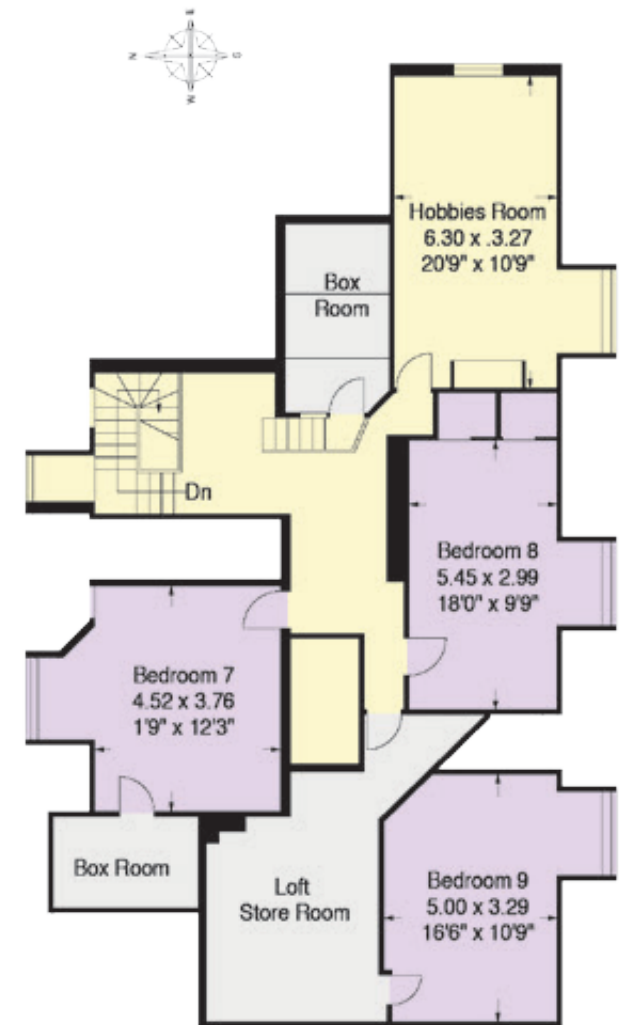
Approximate Gross Internal Floor Area

Total: 1,093 sq m (11,765 sq ft)

(Including Garage)



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



FLAT



The gardens, grounds and outbuildings

The gardens and grounds at Staughton Manor lie predominantly to the south and west of the house and extend to some 7 acres.

The gardens are principally laid to lawn with a number of mature and young trees, pond and smaller ornate garden areas that have been designed and landscaped by the current owners. The parterre that lies adjacent to the house was designed and planted by George Carter (Chelsea Flower Show gold medal winner). The perimeter of the garden is bounded by wooden post and

rail fencing and overlooks the gently undulating farmland beyond. The southern elevation is bordered by a paved terrace that runs the length of the house and offers superb entertaining space for the summer months. There is ample room to include both a tennis court and swimming pool if required. There are 3 good sized storage garages currently used for garden machinery, tools and a log store adjacent to the house.

Directions (PE19 5BD)

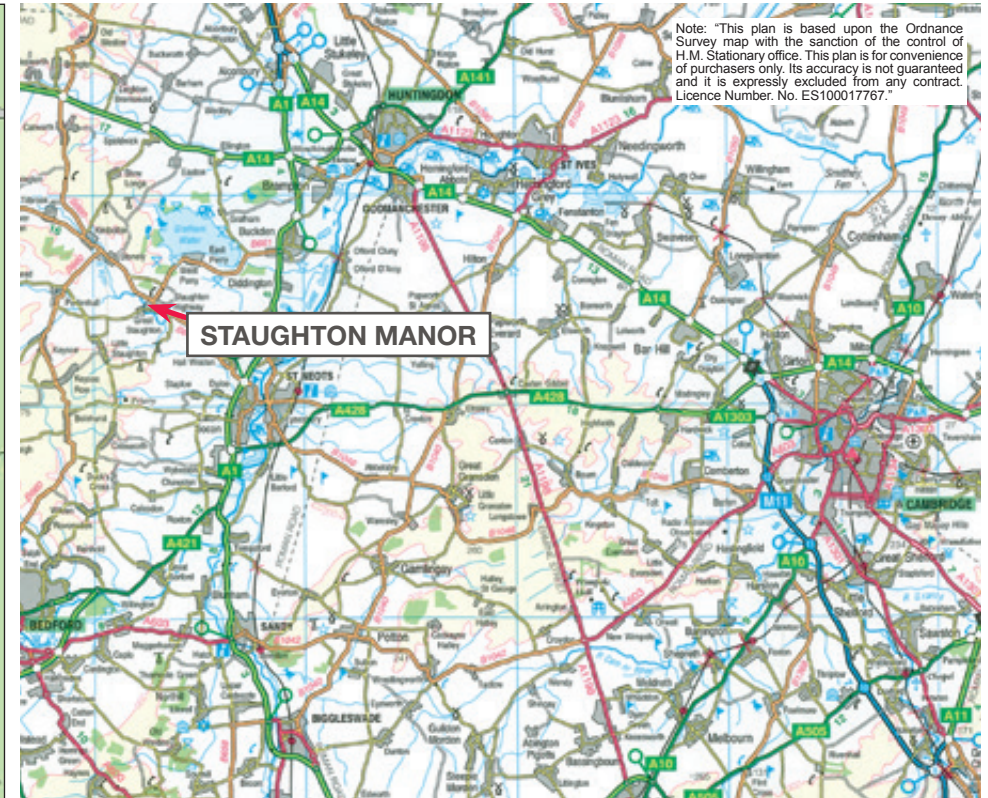
From London take the A1 (M) north towards St. Neots and take the B645 West signed Northampton/Gt. Staughton/Kimbolton. Follow the road for a few miles and enter Great Staughton. Continue to follow the road until it branches left on a right hand bend.

Branch left (i.e. Continue straight ahead). Follow this road through the older part of the village and out the other side. Upon passing the "national speed limit applies" signs (White with a black stripe), the entrance to Staughton Manor will be on your left hand side after 50 yards.

Public footpaths/rights of way/easements

It should be noted that the Coach House (neighbouring property) has a right of access across the first part of the drive. Repairs and maintenance costs are shared.





Services

Mains electricity, mains water. Oil fired central heating and private drainage.

Local authority

Huntingdonshire District Council; 01480 388388 or 01480 434167

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing

Viewings are by prior appointment only with the sole selling agents Knight Frank LLP.

Important notice

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