



EH

EXQUISITE
HOME

PERFECTLY PLACED

The market town of Huntingdon in East Cambridgeshire has been inhabited for hundreds of years. It was founded by the Anglo-Saxons and Danes and is mentioned in the Anglo-Saxon Chronicle of 921. Its location at the bridging point of the River Great Ouse brought it wealth and prosperity, echoes of which can be seen in the fine medieval bridge spanning the river towards Godmanchester. The motte of Huntingdon Castle survives to the present day and is a Scheduled Ancient Monument. The town has a famous racecourse which brings many equestrians to the area, as well as the beautiful Portholme Meadow where rare species of flowers, grasses and dragonflies make their home. This is the only known British habitat of the marsh dandelion.

East Cambridgeshire is well-served with transport links, making it ideal for those who have to commute to work. Regular fast trains run from Huntingdon station into London Kings Cross, the journey time being just under an hour. The A14, A1 and A141 criss-cross the region and both Stansted and Luton airports are around forty miles away. Huntingdon has six primary schools, a special needs school, two secondaries and three further education colleges making it ideal for families.





Standing in a tranquil location on the very edge of beautiful Hinchingsbrooke Country Park is this handsome detached family home, part of a development constructed in 2006. The present owners viewed it when they were moving out of London and even though only half of it had been built, they knew immediately it was the house for them. The quality of the build, its location close to Cambridge and the excellent transport links reassured them that this was the perfect property for them. Since moving in, they have redecorated throughout and put in new bathrooms and a new kitchen. The path encircling the country park with its 150 acres of mature woodland, lakes, wildflower meadows and grasslands runs past the front door and the owners planted an escallonia hedge when they arrived which screens their house.

The front door with its pretty coloured glass leads into the large, light-filled hall, floored with easy to clean tiles and with a useful cloakroom off to the right. The owners have decorated their home with a colourful and tasteful mix of paint and wallpaper, giving it a delightfully warm and chic feel. The hallway has a feature wall of striking natural images with parakeets, foliage and on-trend touches of teal and pink. The stunning kitchen, light, vibrant and a good size sits to the rear of the house with bright red quartz worktops and cream cabinets, all illuminated by the natural light pouring through the two windows. With an integrated double electric oven and gas hob, extractor hood and high gloss splashback, integrated dishwasher, fridge and freezer, plenty of countertop space and room for a large table and chairs, this is the heart of the house. The owners tend to come in through the back door so it is the first port of call. There have been any number of happy family Christmases, parties and social gatherings here with the kitchen and dining room accommodating all the guests. Ideal for simple kitchen suppers, family meals and parties, this is a really fun and engaging space, full of personality. The adjoining utility room has a sink, further storage and plumbing for a washing machine.

The spacious lounge can be found on the left, featuring a handsome marble inlay fireplace with gas fire, a pretty feature wall in silvery wallpaper and a pair of double doors leading out into the garden. The owners tend to spend their evenings here, relaxing, reading and watching television and it is the ideal family room for all ages.



“Natural light pours in, illuminating the stylish interior..”



The staircase rises to the generous landing from which radiate four bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, a feature wall of pretty figured wallpaper and a smart en suite shower room, half tiled and half painted in turquoise, a common feature in the three bathrooms. The second bedroom makes the ideal guest suite, also with an en suite shower room and fitted wardrobes. The third bedroom has pretty silvery figured wallpaper on one wall and is the perfect size for a teenage bedroom. The fourth bedroom is currently used for the owners' grandchildren when they come to stay. A small double, it would also make the ideal home office, nursery or hobby room if desired. The four piece family bathroom has a large bath with shower over and a good sized walk-in shower, ideal for all family needs. Attractively decorated, in the vibrant and on-trend style seen throughout the house, it is a warm and engaging space.



LOCATION

The owners have lavished a great deal of love and attention on their sunny and secluded garden and it shows. There is a lawn wrapping around the side of the house and at the back, paving gives convenient seating for al fresco dining and enjoying the warm weather while the rest of the garden is laid to lawn. A selection of pretty and fragrant shrubs grow in the beds and scramble up the trellis while there is also room for some creative container gardening. Everyone always comments on how attractive it is and even in the depths of winter, clever design and thoughtful planting ensures a lovely display.

Parking is no problem in this property. The double garage easily accommodates two cars and in front of it is an expanse of block paving which can park up to another 3 cars. Parking on the street is entirely possible and thanks to the friendly and supportive community of neighbours, if anyone needs extra spaces, they are always available. There are two up and over doors for access to the garage and a third door leading to the side of the garden, very handy for access and frequently used by the owners.

The station, hospital, performing arts centre, shops and restaurants in Huntingdon are all within walking distance of the house. There are a number of gastropubs and cafes within easy reach and plenty of beautiful walks around the country park on the doorstep. A walk through the Country Park provides easy access to the popular Brampton Village with all its facilities including Church, shops and award-winning Brampton Park Golf Club. Bustling, historic Cambridge is only twenty miles to the southeast, an easy journey via car, guided busway or train. In a peaceful location right by the lovely country park, with plenty of off-street parking, an easy to maintain garden and a spacious, versatile interior decorated in a vibrant and welcoming style, this delightful family home has been much loved over the years and now waits for the next chapter in its history to be written.



Energy Efficiency Rating		Current	Potential
100-150	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher ratings cost less

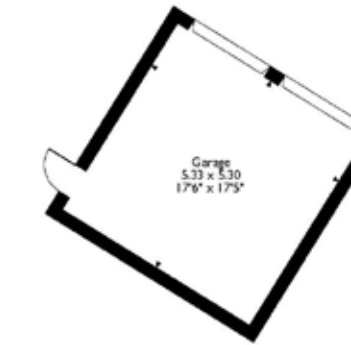
England & Wales

EU Directive 2002/91/EC

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Approximate Gross Internal Area
 Main House = 162 Sq M/1744 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 190 Sq M/2045 Sq Ft



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