



EH
EXQUISITE
HOME

PERFECTLY PLACED

Northwest Cambridgeshire is famed for its beautiful unspoilt countryside, endless panoramas and stunning sunsets, with the sun sinking into the west over the vast expanse of rich countryside. This part of the county encompasses Huntingdonshire, which is a historic English county as well as a non-metropolitan district of Cambridgeshire. The market town of Huntingdon is the main settlement, once a centre of trade and industry, the legacy of which can be seen in its fine medieval bridge spanning the River Great Ouse and the handsome buildings in the town centre. Transport links here are good with regular fast trains running from Huntingdon station into London Kings Cross with a journey time of under an hour. The A14, A1 and A141 bisect this region and Stansted and Luton airports are within an easy drive.



The village of Kings Ripton is located around three miles northeast of Huntingdon and twenty five miles Northwest of Cambridge. It has a fine medieval parish church dating back to the thirteenth century with a twelfth century font as well as a village hall which hosts many community events. It stands in stunning open countryside, ideal for dog walks, cycling and runs. Huntingdon with its schools, shops, restaurants and leisure facilities is only a short drive away. At the heart of the village is this magnificent barn-style family home, constructed in 2000 by Francis Jackson Homes. In a conservation area, the handful of new homes on this site were built in the barn style to reflect the original Georgian farmhouse with barns which stood on the plot of land. The window and door frames are painted in Farrow and Ball paint in a beautiful green-grey shade which perfectly complements the style of the house. Thirteen years ago, the owners were living in Cyprus but a happy event brought them back to Cambridgeshire and the moment they walked into the kitchen of the house, they felt at once at home.

A private drive leads up to the house which has a pretty lawn dotted with foxgloves, Lady's Mantle, gazanias, Pieris, daffodils, variegated bushes and shrubs and a rhododendron. To the right of the house is a car port which the owner finds invaluable in cold or icy weather as the car can be safely parked under it. This leads on to the generous parking area in front of the detached double garage. The front of the house is dominated by a magnificent barn-style window, allowing natural light to flood into the beautiful and welcoming entrance hall with its Karndean floor. The bespoke oak staircase is sited in the middle of the hall and curves invitingly up to the galleried landing above. There is room for furniture in the hall and its light-filled charm is a wonderful introduction to the rest of this much-loved family home. A useful cloakroom with Karndean flooring leads off to the right and to the left is the triple aspect sitting room. Sunlight pours in through the windows and French doors and it is a light, airy and particularly roomy space, ideal for family living. There is a remote-controlled gas fire and more than enough room for plenty of furniture. The owner has very happy memories of Christmas in the house with three generations enjoying the lovely space. The huge open plan kitchen and dining area is also floored in Karndean. With cream units, black granite worktops, a handy island with seating, integrated dishwasher, fridge/freezer, two large saucepan drawers under the gas hob with extractor hood, double oven with microwave and fan oven at the top and grill and fan oven at the bottom, this is a meticulously planned space, ideal for preparation, cooking, eating and socialising. All the units are Neff and natural light pours through the velux windows, illuminating the pale units and lovely living space. There is more than enough room for a large dining room table and chairs and the owner has always found that parties tend to centre around the kitchen/dining area which is the heart of the house. Next door there is a utility room, also floored in Karndean, with a sink, plenty of extra preparation and storage space and plumbing for a washing machine and tumble dryer.





“The stunning triple aspect lounge with french doors opening out onto the garden...”



The oak staircase curves enticingly up to the first floor where three bedrooms and the family bathroom radiate from the galleried landing. The principal bedroom has a crisp, contemporary style en suite shower room with a remote controlled velux window and a chrome towel heater. The second and third bedrooms both benefit from fitted wardrobes and skylights with remote controlled velux windows and blinds and all three are generous doubles. The family bathroom is particularly spacious and inviting, with its velux window, large square-shaped bath, walk in shower and chrome towel heater.

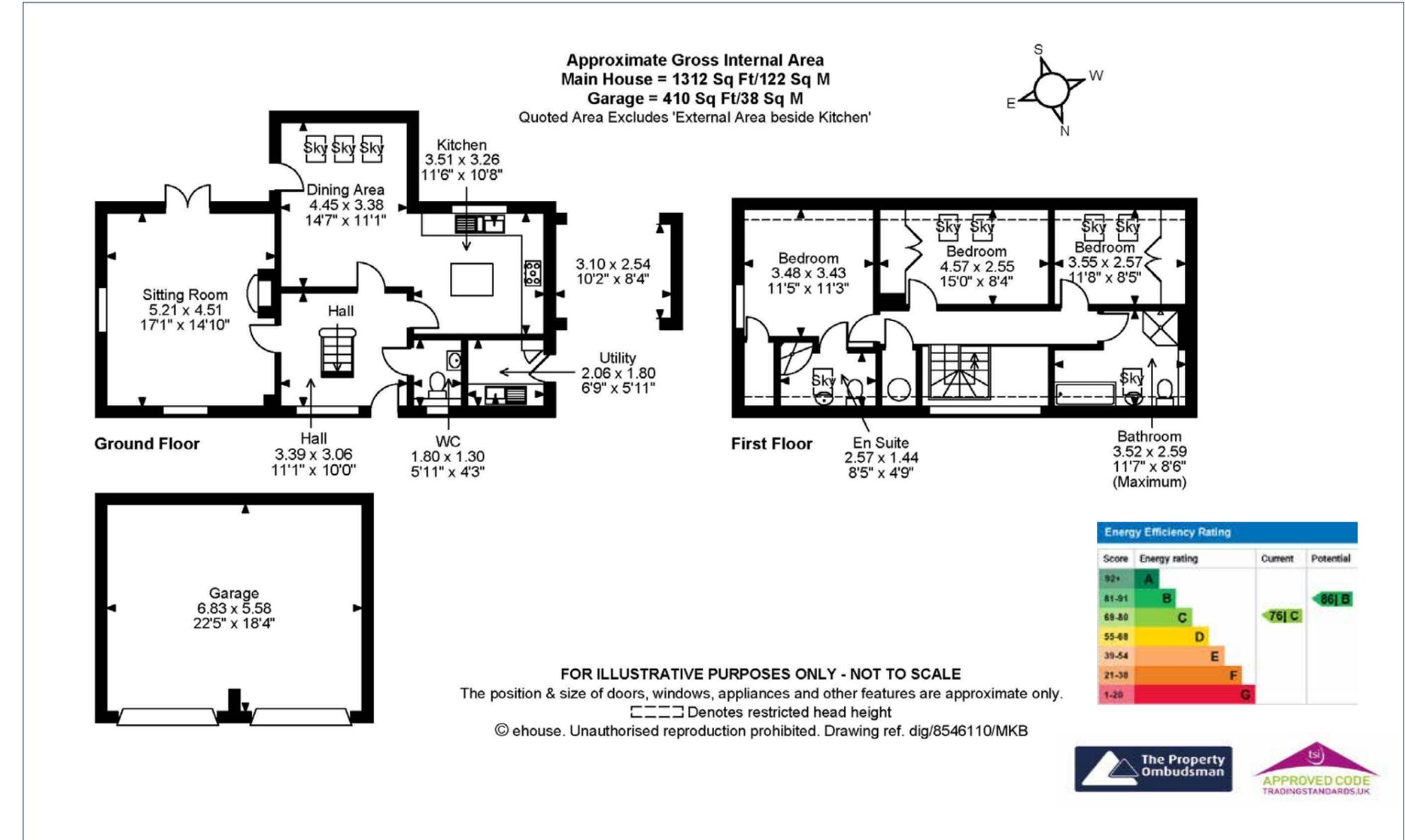


LOCATION

The south facing rear garden is absolutely delightful and has been planted up with an eye to colour, fragrance and texture. There is a spacious patio, ideal for al fresco dining and entertaining, with three shallow steps leading up to the lawn. There are two plum trees, a Bramley apple tree, a damson tree, a miniature flowering cherry with its froth of pale pink blossom, a multiplicity of snowdrops in late winter/early spring, tulips, daffodils, red hot poker, black grass, a variegated hedgehog holly bush, pampas grass, Christmas roses, a redwood, lilies, two Red Robins, a small pond encircled with daffodils and ferns, Pieris, fragrant hyacinths in pink, blue and white, windflowers, cyclamen and lots of beautiful shrubs.

The large double garage has more than enough room to park at least two cars, but with the correct planning permission in place, it would also make an ideal studio or home office. The neighbouring village, Abbots Ripton, has a Post Office, shop, Montessori nursery and infants' school, just five minutes' drive away. The market town of St Ives is also a short drive away and boasts a department store and on Monday and Friday mornings you will see St Ives town centre bursting into life with a huge number of market stalls. There is also a useful park and ride scheme in St Ives with buses running up to every 10 minutes into Cambridge. The station is a ten minute drive while Cambridge is only a twenty five minute drive away. Nearby Hinchbrook hospital is an excellent amenity and there is a large Tesco and cinema five minutes away. There are two delightful country pubs nearby, one within walking distance in Abbots Ripton and a bewildering choice of walks in the surrounding countryside. Kimbolton Independent School is a twenty five minute drive away.

The neighbours on the development are all extremely friendly and there is a wonderful community feel which the owner has always very much enjoyed. With Huntingdon within easy reach, a station nearby and good road links, this delightful and immaculate house with its spacious and versatile interior is an absolute gem set in a stunning rural location.



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