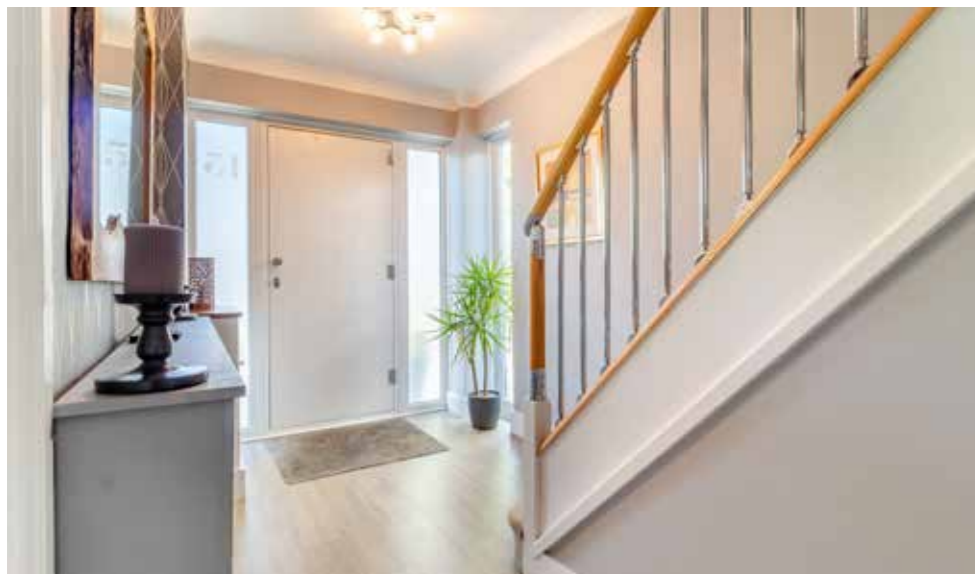




EH

EXQUISITE
HOME



On the High Street itself is this handsome detached family home, constructed in 1933, extended several times and much improved by the current owners. With a two year old and a newborn when they found it, they were searching for somewhere with potential, good local schools and a strong community spirit. This they found in Hemingford Grey and since buying the house twenty three years ago, they have improved it out of all recognition. They built the rear extension, have installed a new kitchen and bathrooms, redecorated throughout, put in two wood burners and landscaped the back garden. The front drive can accommodate up to eight cars and is shaded by a cherry tree, a copper beech and a sycamore. The front door opens into the spacious, light-filled entrance hall which has two useful cupboards for storage. To the right is the cosy sitting room with wood burner which the owners love to use in the winter. It is the perfect little snug, ideal for enjoying a good book and a glass of wine in front of the fire. Next door is the office with its fitted cabinets and storage on either side of the chimney breast, a space the owners have found very useful over the years and ideal for anyone who has to work from home. The double doors open into the dining room and give a stunning view right out to the garden and the fields beyond.

A pair of double doors lead into the dining room with its wooden floor and on trend pendant lighting over the table. The owners eat there every day and it has been the scene of many happy family Christmases, New Year's Eve celebrations and parties over the years. Flowing on from this space is the simply stunning open plan living room with natural light pouring in through the two skylights and the bi fold doors opening out on to the decking. This is the most beautifully designed space, elegant, welcoming and multi-use, and it is the part of the house where the owners spend most of their time. Last Christmas they were able to seat fifteen for Christmas dinner and they love looking out over the open fields beyond their garden. The contemporary wood burner throws out plenty of heat in the colder months, but in the summer, with the bi folds open, they are able to bring the outside in. At the back of the hall is the sleek, contemporary kitchen with a ceramic Belfast sink, gas hob, integrated electric oven, granite worktops and an integrated fridge, the kitchen is bright and welcoming, painted in a pale colour and with glossy pale grey subway tiles. There is a vast amount of storage space in the cupboards and more than enough countertops for food preparation. Next door is the utility room with a second sink, more cupboards and plumbing for a washing machine. There is also a cloakroom. Next to the utility room is the play room which could easily be used as a hobby room or a small reception. The ground floor is completed by the laundry room which houses the tumble dryer and would make the ideal place to wash, dry and fold laundry away from the kitchen, ideal for a family.



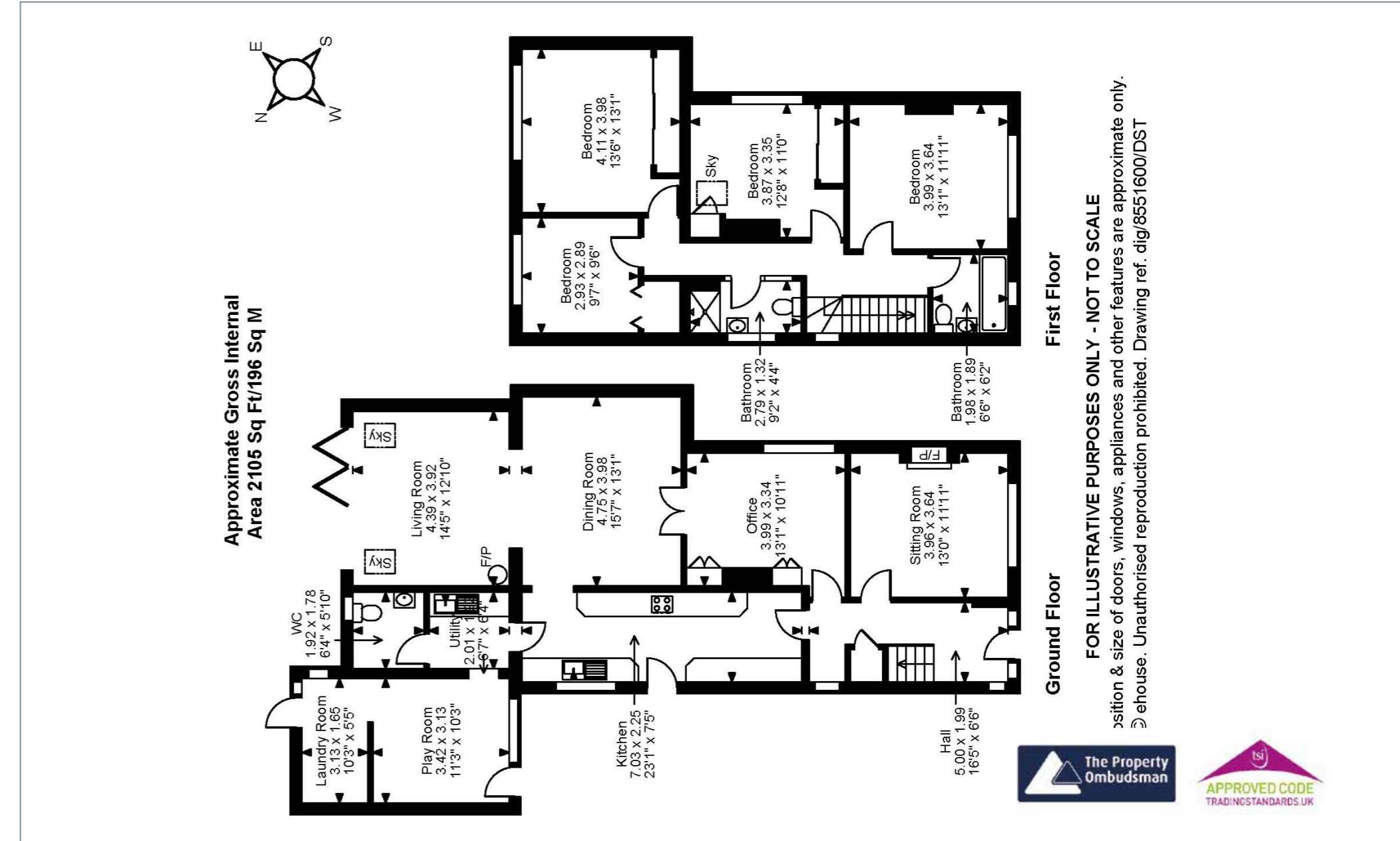


The contemporary oak and chrome banisters on the staircase were made and fitted by a local carpenter and give an air of great elegance to the hallway and landing. Upstairs, there are four double bedrooms, three with capacious wardrobes with mirrored sliding doors. When the owners first viewed their house, the stunning views from the bedroom windows were one of the reasons they decided to buy it. All the bedrooms are flooded with natural light and there are two three-piece bathrooms, one with a bath and one with a shower, both sleek and modern in style and ideal for when guests are staying or there are several people needing the bathroom in the morning at the same time!

LOCATION

When the owners first bought their house, the garden was gravelled over and in need of some serious work. Since moving in, they have laid decking at the back of the living room where they can sit and enjoy breakfast on sunny summer days, dine al fresco or simply enjoy the scents and sounds of the countryside. By the laundry room is another seating area, and the rest of the garden is laid to lawn with a path winding enticingly to the back where uninterrupted views of open fields can be seen. The garden is enhanced by the dappled shade given by a sycamore, copper beech, oak and willow tree. It is planted up with lots of perennials and is the perfect space for any family. The neighbours on both sides are very friendly. The owners love the walks around the village and the river. There is one across the meadow which leads to St Ives and this is the ideal spot for keen walkers, runners and dog walkers. The local shop supplies basic needs while larger shops and more amenities can be found in nearby St Ives and Huntingdon.

Sitting on the southern bank of the River Great Ouse seventeen miles northwest of Cambridge, five miles southwest of Huntingdon and one mile south of St Ives is the pretty and well-served village of Hemingford Grey. It has an attractive mix of buildings including a number of thatched timber-framed cottages and the striking Grade I listed parish church of St James, medieval in origin and with an unusual truncated spire. The village benefits from a pre-school, primary school, a popular pub, a village shop and Post Office and a nineteenth century Reading Room used for community meetings. Every July, the village hosts a Regatta and there are several active clubs at the sports pavilion including bowls, tennis and squash. Transport links are good, with the A14, A141 and A1 running across the county and regular fast trains running north to Peterborough and south to London King's Cross.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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