



27 High Street, Ellington

In Excess of **£500,000**

 **Oliver James**  
Property Sales & Lettings



## 27 High Street

Ellington, Huntingdon

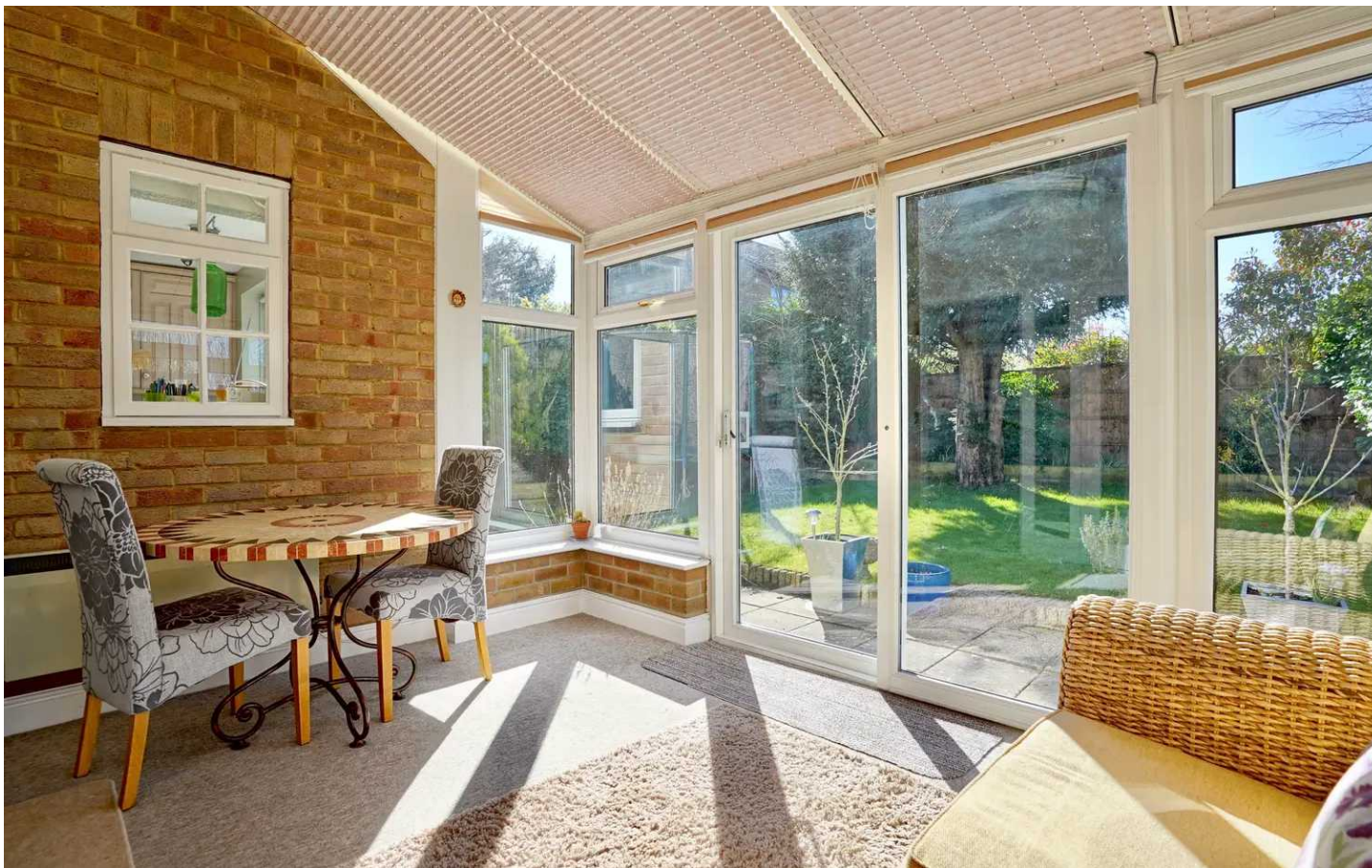
An established detached family home ideally situated on a mature plot of 0.16 acres in a desirable village location with double garaging.

Council Tax band: E

Tenure: Freehold

- Detached Family Home.
- Four Bedrooms.
- The Gross Internal Floor Area is approximately 1452 sq/ft / 134.9 sq/metres.
- A Mature Plot of 0.16 Acres.
- Potential for Extension, Subject to the Relevant Consent.
- Three Reception Rooms & Two Bathrooms.
- Easily Accessible Village Location.
- Approximately 6 mile drive - 12 minutes to Huntingdon Train Station.
- Double Garage with Power & Lighting.
- EPC: D.





## INTRODUCTION

A well positioned four bedroom detached family home situated on a mature plot of 0.16 acres with views over the local church. The property is ideally located within the popular and accessible village of Ellington and offers spacious living accommodation as well as double garaging and the potential for further extension or conversion subject to planning permission.

## LOCATION

Ellington is an attractive, rural village in Huntingdonshire, situated between Spaldwick and Grafham with direct access to new A14 network, giving a commute to Cambridge of less than 30 minutes. About 2 miles (3.2 km) south of the village is Grafham Water, which is a large reservoir with a circumference of approximately 10 miles (16 km). The reservoir is mainly used by Grafham Water Sailing club and Grafham Water Activities Centre and includes bike trails, wooded walks, play areas and coffee shops with regular family events. Huntingdon Train Station just 4.5 miles away for any commuter wanting to be in London in less than an hour. Sits within the catchment area for the OUTSTANDING Buckden Primary school which is just 3 miles and Hinchingsbrooke Secondary School being just over 4 miles away with its own dedicated coach service that transports children from the village each day.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1452 sq/ft / 134.9 sq/metres.

## ENTRANCE HALL

UPVC double glazed door to front elevation. Radiator. Stairs to first floor.





#### **CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and low level WC. Tiled surrounds. Radiator. Obscure UPVC window to front elevation.

#### **LIVING ROOM**

Dimensions: 19' 4" x 12' 3" (5.89m x 3.73m). UPVC double glazed window to front, side and rear elevations. Two radiators.

#### **STUDY**

Dimensions: 11' 4" x 9' 6" (3.45m x 2.89m). UPVC double glazed window to front elevation. Radiator.

#### **DINING ROOM**

Dimensions: 11' 4" x 8' 5" (3.45m x 2.56m). Double glazed sliding doors to conservatory. Open doorway to kitchen. Radiator.

#### **CONSERVATORY**

Dimensions: 12' 10" x 9' 8" (3.91m x 2.94m). Of UPVC double glazed construction with a brick base and pitched polycarbonate roof. UPVC sliding doors to rear elevation. Radiator.

#### **UTILITY ROOM**

Fitted with a range of wall and base mounted cupboard units with butchers block effect work surface over. Space for a fridge freezer, washing machine and tumble dryer. UPVC double glazed window to rear elevation. UPVC double glazed door to side elevation. Personal door with access to garage.

#### **KITCHEN**

Dimensions: 11' 6" x 10' 8" (3.50m x 3.25m). Fitted with a range of wall and base mounted cupboard units with a butchers block effect work surface over. UPVC double glazed window to rear elevation. Window to conservatory. One and a half bowl stainless steel sink and drainer. Space for electric oven and grill with extractor hood over. UPVC double glazed window to rear elevation. Window to conservatory.





#### LANDING

UPVC double glazed window to rear elevation. Airing cupboard housing the hot water tank and further storage. Loft access.

#### PRINCIPAL BEDROOM

Dimensions: 11' 8" x 10' 11" (3.55m x 3.32m). UPVC window to front elevation. Radiator.

#### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with shower over and tiled surrounds, low level WC and pedestal wash hand basin. Tiled surrounds. Radiator.

#### BEDROOM TWO

Dimensions: 10' 11" x 9' 4" (3.32m x 2.84m). UPVC double glazed window to front elevation. Radiator

#### BEDROOM THREE

Dimensions: 12' 5" x 7' 9" (3.78m x 2.36m). UPVC double glazed window to rear elevation. Radiator.

#### BEDROOM FOUR

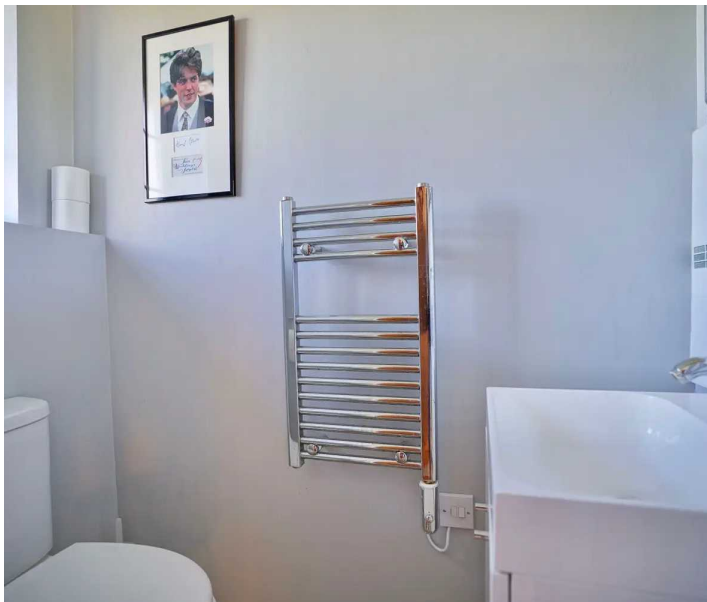
Dimensions: 11' 8" x 7' 9" (3.55m x 2.36m). UPVC double glazed window to rear elevation. Radiator.

#### BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer shower attachment and tiled surrounds, low level WC and wash hand basin. Obscure UPVC window to front elevation. Radiator.

#### EXTERNAL

Driveway leading to garage. Parking available for three to four cars. Laid to lawn front garden with trees and shrubs surrounding. Gated access to rear garden. The rear garden is south facing and mainly laid to lawn with flower beds. Shrubs and trees surrounding. Rear garden enclosed by a brick wall. Patio Seating





#### **DOUBLE GARAGE**

Dimensions: 16' 9" x 16' 9" (5.10m x 5.10m). Attached double garage with integrated door to utility room. Two up and over doors. Power & lighting. Floor mounted oil fired central heating boiler.

#### **TENURE**

The Tenure of the Property is Freehold.

#### **COUNCIL TAX**

The Council Tax Band for the Property is E.

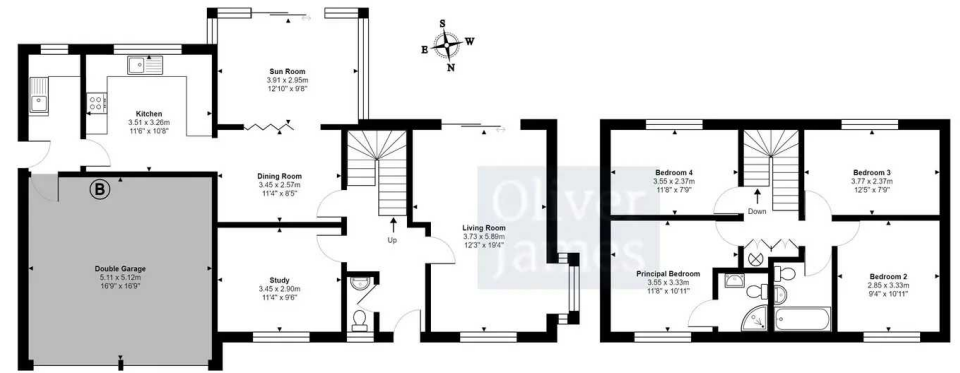
#### **AGENTS NOTES**

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

#### **ANTI MONEY LAUNDERING REGULATIONS**

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Total Area: 134.9 m<sup>2</sup> ... 1452 ft<sup>2</sup> (excluding double garage)  
 All measurements are approximate and for display purposes only





## Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

[enquiries@ojproperty.co.uk](mailto:enquiries@ojproperty.co.uk)

[www.ojproperty.co.uk](http://www.ojproperty.co.uk)

 **Oliver James**  
Property Sales & Lettings