



EH

EXQUISITE
HOME

PERFECTLY PLACED

Cambridgeshire is known for its huge skies, endless panoramas of rich fenland and the rivers and dykes which water its fertile expanse. Beautiful, accessible and dotted with historic towns and villages, it is also exceptionally well connected to the rest of the country and is therefore ideal for those who need to commute to work. Two of its settlements, Huntingdon and St Neots, sit on the River Great Ouse and have a rich cultural heritage. Huntingdon is mentioned in the Anglo-Saxon Chronicle of 921 and sits at the bridging point of the Great Ouse where a fine medieval bridge spans the water towards Godmanchester. The town has several beautiful open green spaces and is the only known British habitat of the marsh dandelion. St Neots has a weekly market (the charter being granted in 1130), good transport links and plenty of shopping opportunities. Many of its inhabitants commute to Cambridge, London and beyond, taking advantage of the town's railway station and the proximity of the A1 and A421/A428.





The pretty village of Offord Cluny is located five miles north of St Neots, four miles southwest of Huntingdon and twenty two miles northwest of Cambridge. Its twin village is Offord D'Arcy and they are known collectively as "the Offords." The villages lie to the east of the Great Ouse river valley and are thriving communities. The parish church of All Saints is a Grade II* listed building dating back to the late thirteenth century. There is a village pub, a primary school, village hall with plenty of groups, a shop and a hairdresser. Built on a former paddock which was part of the land attached to the local manor house, once owned by Henry VIII, is this delightful detached family home built in 1998. The owners were having a drive around Cambridgeshire, found the village and fell in love with it. As soon as the house was built, they moved in and lavished care and attention on both it and the lovely garden. Mile upon mile of conservation land stretches out beyond the back garden and the marina on the river is within walking distance. The house is very quiet and peaceful as it is well hidden from the main road. The shared gravel driveway with enough room for around four cars runs up past the attractive double garage built in a barn style. The front door opens into the generous entrance hall which has a wonderfully welcoming feeling. The useful study is to the right and it has been much-used by both the owner and her family over the years. There is a handy downstairs cloakroom and at the back of the hall is the stunning lounge. Absolutely flooded with natural light streaming through the two pairs of double doors opening into the garden. It is a spacious, delightfully proportioned room with a handsome limestone fireplace and it has been the scene of many family parties, Christmases and social events over the years.

A pair of double doors opens into the airy dual aspect dining room which also has double doors into the garden. Ideal for formal entertaining or as an overflow reception room, in the warmer months the outside comes in and it is a lovely place to watch the wildlife in the garden. To the left of the hall is the kitchen/breakfast room which also benefits from a pair of double doors out to the garden. The kitchen cabinets are a pretty blue and there is an integrated double electric oven with grill, a gas hob and an integrated dishwasher and fridge freezer. Next door is the utility room with a sink, extra cupboards and plumbing for a washing machine and dryer.



A Light And Welcoming Space



“The family have wonderful memories of many parties and social occasions here...”



The wide and generous staircase rises to the first floor on to the good-sized light filled landing from which radiate four bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a three piece en suite bathroom with a bath with shower over. The second bedroom also has built in wardrobes and a three piece en suite bathroom with bath. The third bedroom is a good sized double with a built in wardrobe, while the fourth is a single, although with built in wardrobe, and would be ideal for a nursery, play room or a hobby room. The generous four piece family bathroom has a bath and a shower, ideal for a relaxed bath after a long day's work. The first floor is ideally laid out for family life, with plenty of room and three bathrooms which work really well for guests and teenagers alike.



LOCATION

Love and attention has been lavished upon the garden ever since the house was built. It is equally a space where those with green fingers will be completely happy and a wonderful oasis of calm for those who prefer to relax and watch the grass grow. At the back of the house is a handsome stone patio covered with a large pergola with hops and other fragrant climbing plants scrambling over it. The rest of the garden is laid to lawn, with a path running around it, a mature, ornamental tree to the left of the garden and lovely planting, including ornamental trees, mixed perennials, mint and rosemary, scented roses and clematis. There is a greenhouse and a shed, and the back fence is trellised with views through to the menage and paddock on the boundary and the open countryside beyond. With breathtaking vistas, clever planting with an eye to colour, texture and fragrance, and plenty of sunny and shaded spots to sit and watch the hares, muntjacs and wild birds, this is everything a garden should be.

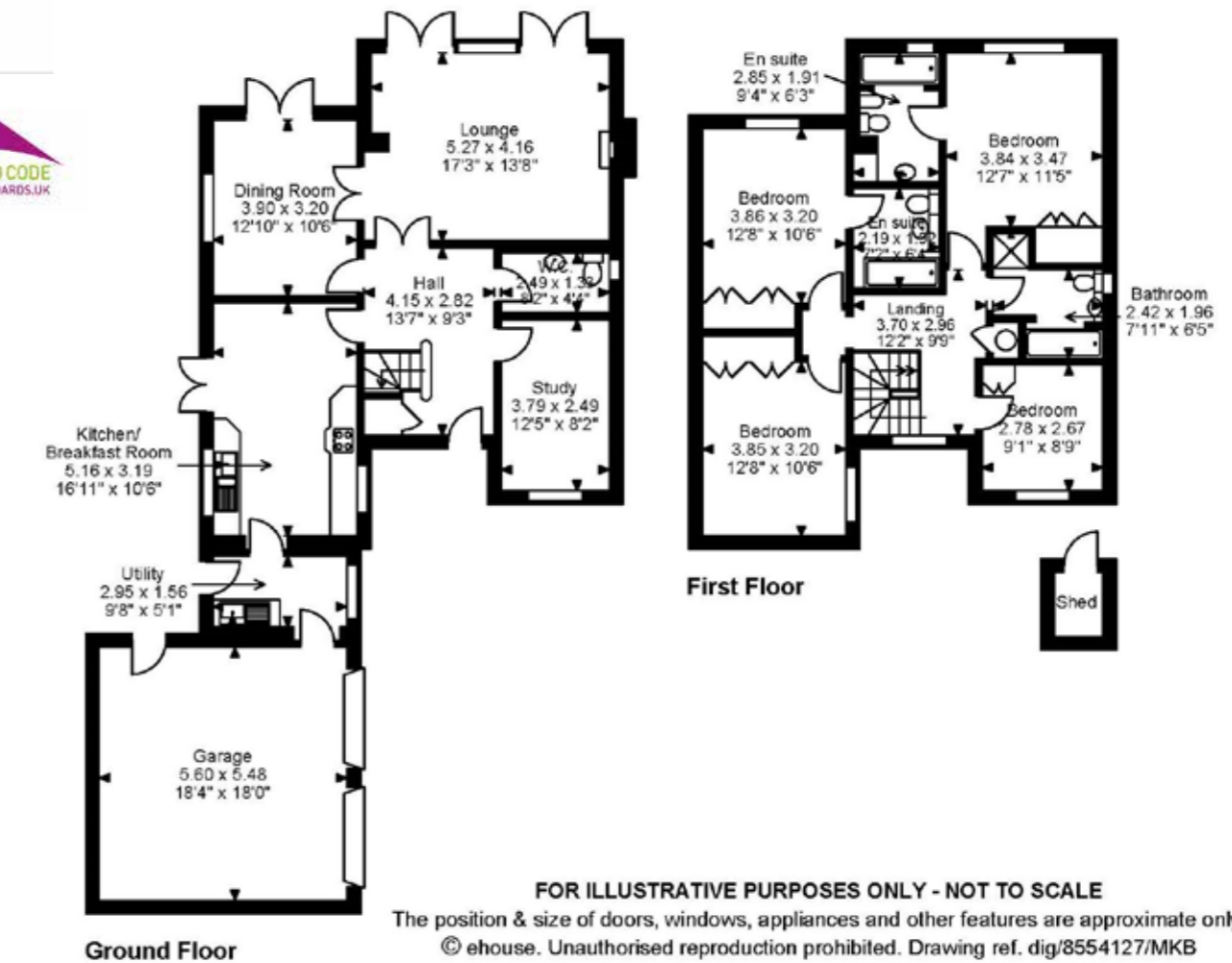
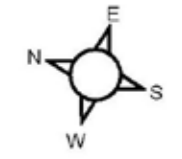
With friendly neighbours, the house is placed so that it is not overlooked by any of the others. Just three miles away is the station at Huntingdon on the East Coast Main Line with regular train services running south to St Neots and London and north to Peterborough. It is under forty minutes into London Kings Cross and the A14 and A1 run close to the Offords, making it simple to get to any other part of the country desired. Set in a peaceful village location, surrounded by beautiful unspoilt countryside, with amenities on the doorstep, excellent transport links, a delightful and spacious interior and lovely garden, this charming family home simply exudes comfort and a welcoming atmosphere.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
Main House = 1761 Sq Ft/164 Sq M
Garage = 330 Sq Ft/31 Sq M
Total = 2091 Sq Ft/195 Sq M
 Quoted Area Excludes 'External Shed'



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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