



EH

EXQUISITE  
HOME



## PERFECTLY PLACED

Mid-Cambridgeshire is known for its vast open panoramas of countryside, rich fenland and huge skies. The River Great Ouse flows through this region and the land is dotted with pretty villages, many located by the river. Larger towns, such as Huntingdon, St Ives and Godmanchester can also be found here with the many amenities one would expect in communities of larger size. 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. It is possible to live in a rural village location here while commuting to work.

Sitting on the southern bank of the River Great Ouse twelve miles northwest of Cambridge, five miles southwest of Huntingdon and three miles 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 eye-catching Grade I listed parish church of St James, medieval in origin and with an unusual truncated spire. The village has 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. It is a bustling and close-knit community, close enough to St Ives and Huntingdon for easy commuting, but still with a relatively rural feel.







### *A much improved family home...*

On the road out of the village towards St Ives and close to the river is this large detached family home thought to have been constructed in the late nineteen fifties. The present owners bought it in 1996, attracted by its large and beautiful garden and the private outlook. Their new home was in need of complete renovation which they duly carried out to a very high standard, as well as putting on a new conservatory and extending the garage to make it a double one. The front drive is approached via a pair of gates and there is plenty of room for off-street parking. The road running past the house is quiet with school run traffic twice a day.

A porch (ideal for hanging coats and stowing shoes) leads to the front door which opens into the light-filled entrance hallway with its wooden floor. There is a useful cloakroom to the right and to the left is the dual aspect dining room with natural light streaming into it through the very large windows, so typical of the late nineteen fifties and early nineteen sixties. There is a smart fireplace with wooden mantelpiece and mid-century tiled hearth in which an open fire burns. The house has two separate chimneys and the owners have enjoyed many happy Christmases, New Years and social occasions with friends and family over the years. This separate dining room is ideal for entertaining and socialising but also the perfect place for family dining. Next door is the spacious lounge which also benefits from an open fire in a smart fireplace and with an attractive wooden mantelpiece. In this room too, there is a very large and expansive window through which natural light streams. With its pale carpet and walls and welcoming ambience, this is the perfect family room, cosy in the winter and cool in the summer. The south facing sun room with its tiled floor and delightful views over the garden leads straight off the lounge via a pair of double doors. A useful extra reception room, it is the perfect place to relax on a sunny day with a book and a cup of coffee, or to enjoy drinks with friends. It also makes a wonderful children's playroom with access to the garden beyond. The kitchen is a cheerful, well-planned space with cream units, solid wooden worktops and colourful wall tiles. With its integrated double electric oven, induction hob, integrated fridge and dishwasher, wooden floor and large window looking out over the garden, it is a wonderful place for preparation, cooking and socialising. Next door is the utility room with a second sink and plumbing for a washing machine. Over the years, the kitchen has been much used for family meals and special occasions.







*“Natural light streams through the large and expansive window in the lounge...”*





### *Spacious First Floor*

The staircase rises from the entrance hallway up to the landing which is long and generous in size. Five bedrooms and a family bathroom open off it with enough space for any family configuration. The principal bedroom is dual aspect and a good sized double with built in storage. Three further double bedrooms open off the landing and the small fifth bedroom is currently used as a home office. It would also be the perfect nursery for a baby, or a children's toy room. The three piece family bathroom has a bath with shower over while a walk in shower is located opposite. The first floor is spacious with plenty of flexibility and is flooded with natural light which pours through the generous windows.

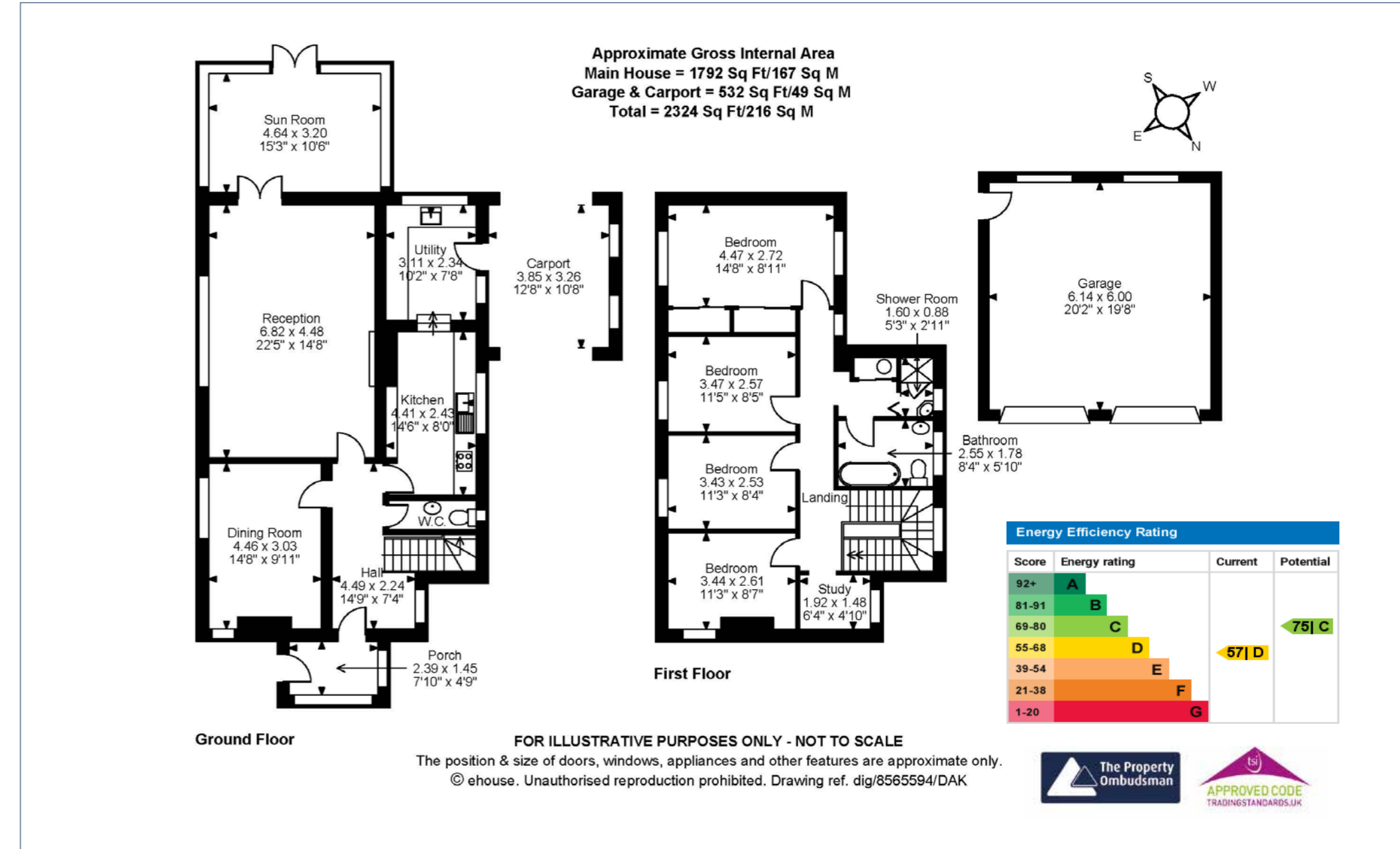




# LOCATION

The garden was one of the reasons that the owners were drawn to the property and it is not hard to see why. Mainly laid to lawn, it is dotted with mature trees, bushes and perennials and is full of interest. There is a paved seating area outside the sun room, a shed, greenhouse and a large copper beech which gives lovely shade. A path winds enticingly around the garden and there is a wooden arch through the hedge leading on to the greenhouse. It is a perfect example of an English country garden, beautifully planted up and kept with plenty of potential. There is more than enough room for play equipment and if desired, vegetables could be planted.

In addition to the integrated car port, there is a very large double garage with power and light. Nearby St Ives has a multiplicity of amenities and is an easy walk via footpath between two adjacent fields. With its medieval buildings, attractive location on the River Great Ouse, six-arch medieval stone bridge, regular markets, mix of shops, cafes and restaurants, free two day carnival and music festival, rowing club, rugby and football clubs, golf course and swimming club, plus four primary schools and a secondary school, St Ives is a thriving town with every amenity one could possibly want. Transport links here are excellent with the guided busway connecting St Ives directly to the Cambridge Science Park and the city centre, a station at nearby Huntingdon on the East Coast Main Line running into London Kings Cross and the A14 and A1 nearby.



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