



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

The medieval market town of St Ives sits on the banks of the River Great Ouse. The six arch bridge across the Great Ouse was built in the early fifteenth century and has its own chapel. From medieval times, the town was an important commercial centre and this was reflected by its markets, many of which still run today. St Ives has seventeen pubs, four primary schools, a high school, many sports facilities and a good mix of shops, cafes and restaurants. It is full of listed buildings ranging from a Jacobean manor house dating back to the seventeenth century to the imposing Victorian Corn Exchange and Post Office building.





Standing on a private road is this stunning detached family home. Built around thirty years ago, the present owners bought it in 2001, seeing it as the perfect place to bring up their young family. They loved its peaceful location on the edge of St Ives with a safe, secluded garden full of enticing hide and seek spots and the spacious, versatile interior. Since moving in, they have added a conservatory, updated the family bathroom and en suite, floored downstairs with luxury vinyl wood flooring, put in a new kitchen and built a new patio. The house is approached via the private road and the small lawned front garden is encircled with a low hedge. The front door opens into the light filled entrance hallway which has a useful cloakroom off it. A pair of double doors open into the spacious sitting room with natural light pouring through the generous bay window. The owners tend to sit here after dinner and enjoy relaxing or watching television. It is the perfect family space. Another pair of double doors open into the spacious dining room which has been the scene of many happy Christmases, New Year's Eve celebrations and family parties. There is more than enough room for a large table and chairs and it is the ideal space for family meals and entertaining. Another pair of double doors opens up into the large, light-filled conservatory with its glass roof and wonderful views over the garden, adding very greatly to the sense of space and flow in this lovely house. When the children were young, the owners used to sit and watch them playing in the garden and nowadays often enjoy watching the clouds drift by overhead and the wildlife in the garden. This room really comes into its own in spring and autumn when the weather is not always suitable for time in the garden. Between the conservatory and snug is a small, useful pantry.

The smart, contemporary kitchen/snug is a cook's dream. With on trend pendant lighting, dark grey cabinets, quartz worktops, an integrated electric oven and combi oven with plate warmer, induction hob, integrated fridge freezer and dishwasher, breakfast bar and plenty of storage and preparation space, this is a delightful family room and very much the heart of the house. It flows naturally into the snug where the owners enjoy watching television and relaxing with a glass of wine. A pair of sliding doors give access directly into the garden. The layout is ideal for parties and entertaining. There is also a useful utility room with a second sink. The ground floor accommodation is completed by the study which the owner uses to work from home.





*“...the property is light, spacious and beautifully appointed throughout...”*



### *Spacious Accommodation*

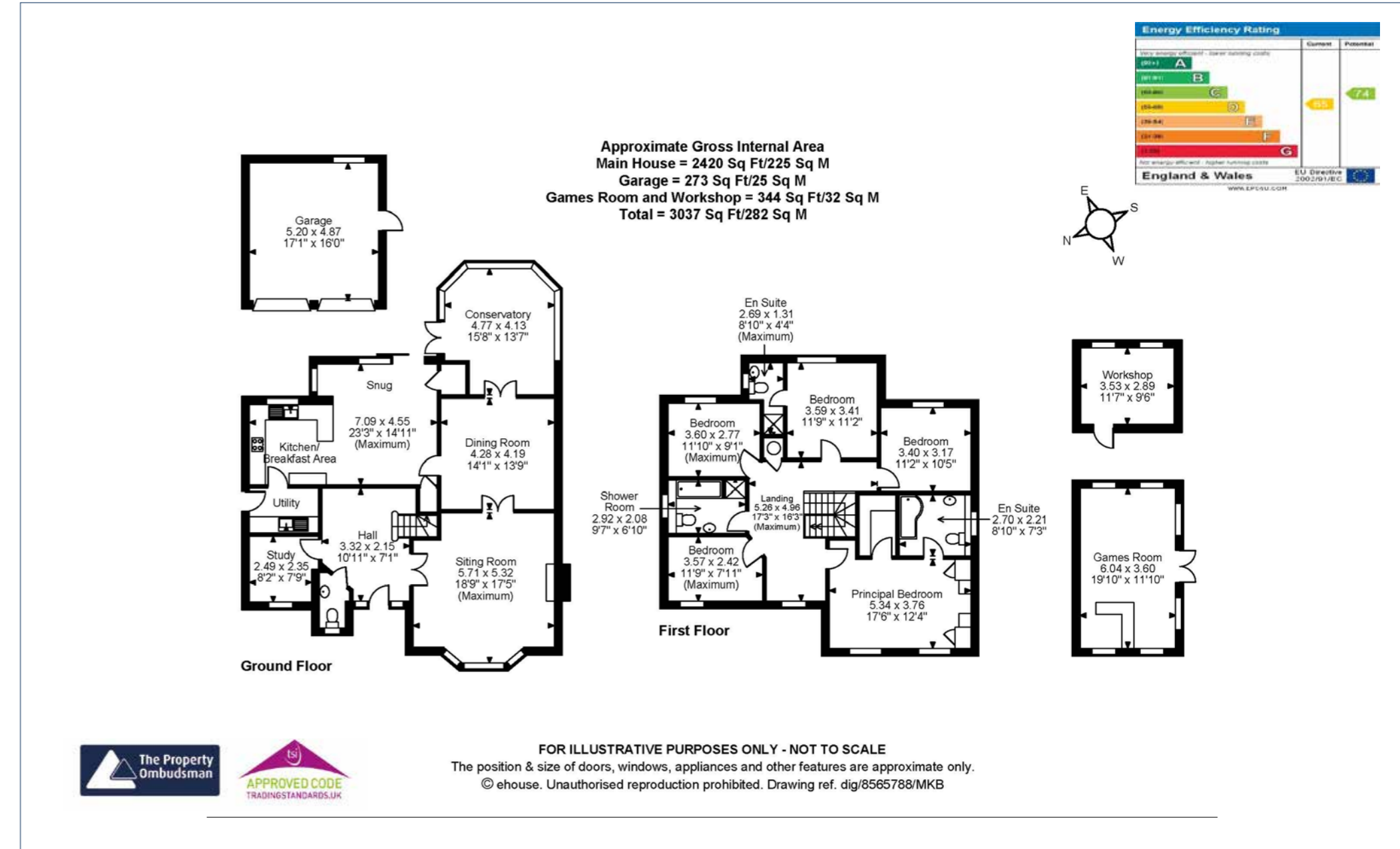
The staircase rises to the extremely generous landing, almost a room in itself. There is enough room here for furniture, a comfy chair being the ideal place to sit and read while enjoying the view through the window. The large principal bedroom benefits from fitted storage around the bed and a dressing room as well as a smart en suite bathroom with teardrop bath, wall mounted taps and shower over as well as a chrome towel heater. The guest bedroom also benefits from an en suite shower room which is perfect for when guests are staying. The three remaining bedrooms are all beautifully decorated, as is the entire house. The front room is a small double, ideal for a nursery or playroom. The smart four piece family bathroom has a walk in shower and a bath with shower over.

# LOCATION

The rear garden is quiet, secluded and entirely enclosed. Two mature ash trees and a copper beech give shade on warm days and there is a lovely Indian stone slab patio to the rear, ideal for al fresco dining or a glass of wine at the end of the day. The rest of the garden is laid to lawn with plenty of room for container gardening. There is a large wooden summerhouse which has been much used for children's parties and teenage sleepovers in the past but is now a useful space for games and entertaining. The owners add; 'it's a great garden for playing in, children love having the space to run around and play hide and seek.' The workshop with its tiled roof and spacious interior is ideal for storing garden equipment and tools and all the outbuildings have power and light.

The town centre of St Ives is a ten minute walk away and the cycle path to Cambridge avoids all the roads. It has a multiplicity of amenities and is a thriving town with every amenity one could possibly want, all within very easy reach. Cambridgeshire is a large and diverse county, known for its acres of unspoilt rich fenland countryside, pretty villages, bustling market towns and huge skies with incredible sunsets. Cambridge itself with its wealth of shopping, dining, and cultural offerings, as well as a number of highly-regarded schools in the state and private sector, beautiful greens, the Backs and the lovely River Cam is the perfect location and a joy for tourists, students, visitors and commuters alike.

Five miles east of Huntingdon and approximately twelve miles northwest of Cambridge transport links here are excellent with the guided busway connecting St Ives directly to the Cambridge Science Park and the city centre. Huntingdon station on the East Coast Main Line runs regular fast trains into London Kings Cross and road links are good with the M11, A14, A141 and A1 running across the county.



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.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)