



8 Rectory Farm Close, Abbots Ripton

In Excess of £625,000



8 Rectory Farm Close

Abbots Ripton, Huntingdon

A charming three bedroom cottage style home with no onward chain in a picturesque village.

Council Tax band: E

Tenure: Freehold

- Charming cottage style home.
- The Gross Internal Floor Area is approximately 1,345 sq/ft / 125 sq/metres.
- Single integral garage with power & lighting.
- A beautifully refitted en-suite shower room to the principal bedroom.
- Local Primary School, Shop and Pub The Elm situated within walking distance.
- Situated just 5 miles from Huntingdon Train Station, with fast lines to London Kings Cross.
- An additional paddock to the rear of approximately 0.25 acres currently rented from the Lord De Ramsey estate.
- Four double bedrooms, three reception rooms and extended conservatory.
- The Property is sold with the benefit of no forward chain.
- EPC: C.





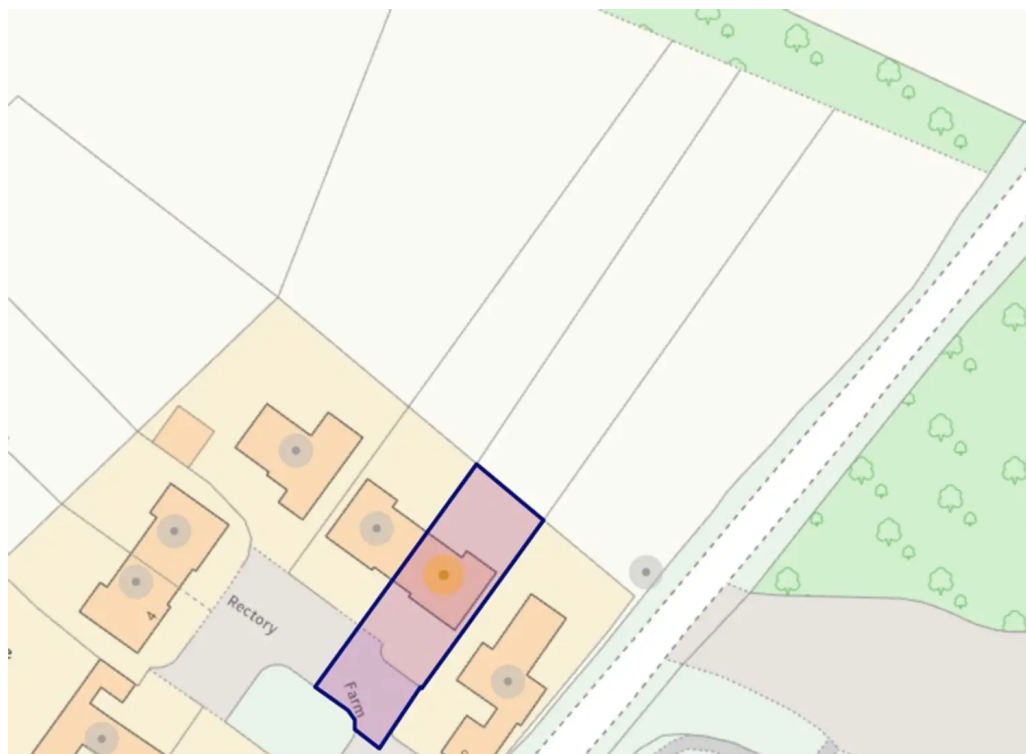
INTRODUCTION


Cul-de-sac of similar properties. To the front is a lovely planted garden with mature flowers and shrubs as well as a seating area, with a stable door leading into the entrance hall has wooden flooring and stairs to the first floor with a carpet runner. There are three reception rooms with an additional conservatory to the rear benefiting from a vaulted glass roof. The kitchen has a range of farmhouse style cupboard units with a separate utility room and internal access into the garage. The landing has a large airing cupboard and loft access. There are four bedrooms, three double rooms with fitted cupboard space as well as the large principal bedroom with fitted wardrobes and a beautifully refitted en-suite shower room, as well as a further additional family bathroom. The garden is easterly in orientation with a further paddock to the rear rented via the estate.

LOCATION

Abbots Ripton benefits from being known as one of Cambridgeshire's most sought-after villages, located approximately four miles north of Huntingdon, where the train station is situated, with fast lines to Kings Cross in just 45 minutes, as well as the guided bus to Cambridge, 40 minutes to Stanstead Airport and close by road links leading to South and London, the North and Midlands. The village has a great sense of community, with a village hall and shop, as well as the highly rated Gastro Pub, The Elm, offering well priced food and drink for all. Across the road from the property, the Abbots Ripton primary school is rated good by Ofsted. Located within Huntingdon and the locality there are schools catering for all age groups, both private and public. Huntingdon has a variety of independent shops and there are larger supermarkets and retail outlets within close distance in shopping centres such as Cambridge and Peterborough.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 