



37 Ramsey Road, Warboys

Prices From £550,000

 **Oliver James**
Property Sales & Lettings



37 Ramsey Road

Warboys, Huntingdon

COMING SOON - Due to be completed in Spring 2024, an exclusive development of three detached barn style dwellings (one currently reserved) within a quiet village setting.
Tenure: Freehold

- An exclusive development of barn style dwellings.
- PLOT 1 - Three bedroom / three bathroom detached home of 125 sq/metres / 1345 sq/ft (excluding the car port)
- PLOT 2 - RESERVED.
- PLOT 3 - Four bedroom / four bathroom detached home of 196 sq/metres / 2109 sq/ft (excluding the car port)
- Idyllic village setting within walking distance of local amenities & schooling.
- Individually designed and constructed by a reputable local builder.
- Fully integrated, high specification, kitchens with Quartz worksurfaces and integrated appliances.
- Heated via air source heat pumps.
- Car ports to the side of each property.
- Approximately 16 minute drive to Huntingdon Train Station.



INTRODUCTION

COMING SOON - Due to be completed in the summer of 2024, an exclusive development of three detached barn style dwellings (one currently reserved) within a quiet village setting. These individually designed homes blend modern luxury with architectural charm, of timber clad exteriors with feature brick panelling and slate roofs. Nestled within a picturesque setting, this home boasts an array of features that make them truly exceptional homes. Constructed by a local, independent builder, the accommodation has been designed to accommodate multi-generational living as well as working from home and growing families.

LOCATION

The village of Warboys which has been awarded 'Cambridgeshire village of the year' three times in recent years, is an attractive village which enjoys an interesting history and is home to a number of local shops and services. Residents will find convenient local amenities within the village whilst the location enjoys picturesque countryside surrounds. Within just half a mile of the development, residents will find a popular primary school, a convenience store, a traditional social club, a library and a village bakery, not to mention two family-friendly pubs serving hearty home-cooked meals. Johnsons of Old Hurst is just over two miles from The Furrows and is a working farm which invites visitors of any age to learn about the traditional methods of animal rearing. The farm is home to a peaceful woodland walk, a children's playing field with toy tractors and animal feeding areas, along with a charming tea room and farm shop offering the freshest of local produce.





SCHOOLING

For those with families, there are a number of well-regarded local schools in the area. Warboys Community Primary school is within easy walking distance of the development. Houghton Primary School, Wyton on the Hill Community Primary and Holywell CofE Primary School are all located within a 15 minute drive of the Furrows. For secondary education, there are a number of schools nearby including Sawtry Village Academy, Cromwell Community College, St Ivo School and Hichingbrooke School.

TRANSPORT LINKS

The village of Warboys is just 15 minutes from Huntingdon and St Ives. Warboys benefits from easy access to the A1, A14 and A141. For those requiring rail travel, the nearest station is Huntingdon providing regular services to Peterborough and London Kings Cross in 50 minutes. For those requiring international travel the nearest airport is Stansted Airport, which is just over an hour away.

SPECIFICATION

The kitchens are to be fitted with a range of modern graphite wall and base cupboard units with quartz worksurfaces and integrated NEFF appliances including double ovens, fridge / freezers, vented hobs and hot taps. The bathrooms and en-suites are to be fitted with Black brassware, black framed walk in shower screen, concealed cisterns, wall hung basin vanity unit and a mixture of tiled surrounds to the bathrooms. The flooring will be laid with hard vinyl tile to all wet rooms / entrance halls and the kitchens, carpet to bedrooms /lounge and study. The driveways are to be block paved with porcelain slab tiles for external patio areas.





PLOT ONE – £550,000.

Plot one is a detached barn style home of brick elevations with timber weather boarding and a slate roof. The property provides well balanced, well proportioned and planned living accommodation of 125 sq/metres (1345 sq/ft) with an additional 17 sq/metre (182 sq/ft) car port to the side. This detached home has a large kitchen / dining room to the rear with bi-folding doors into the garden, a separate living room as well the functionality of a home office. There is also a downstairs shower room / cloakroom, utility room and the car port is to the side with parking to the front.

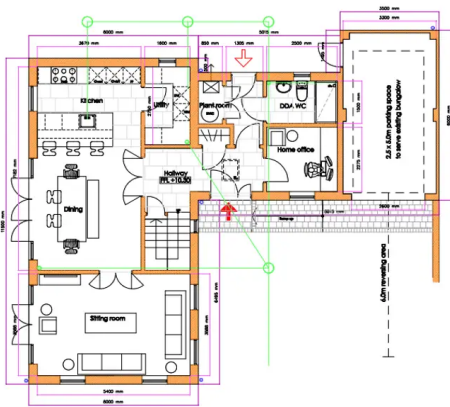
PLOT TWO

Plot two is reserved.

PLOT THREE – £650,000.

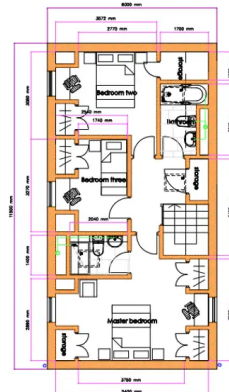
Plot three is an executive detached, four bedroom / four bathroom, barn style home of brick elevations with timber weather boarding and slate roof. The property totals 196 sq/metres (2109 sq/ft) of living accommodation with a car port to the side of 17 sq/metres (182 sq/ft). The impressive entry hall has ample light flooding in through a skylight upstairs and a snug / study situated just off. The fourth bedroom and en-suite is located downstairs, ideal for a growing family or multi generational living. Double doors open into the living room which is a stunning space, with large full height windows to the side elevation. The kitchen / dining room has a central island with a bi-folding doors to the garden and a separate utility room.

Tenure: Freehold.



GROUND FLOOR PLAN

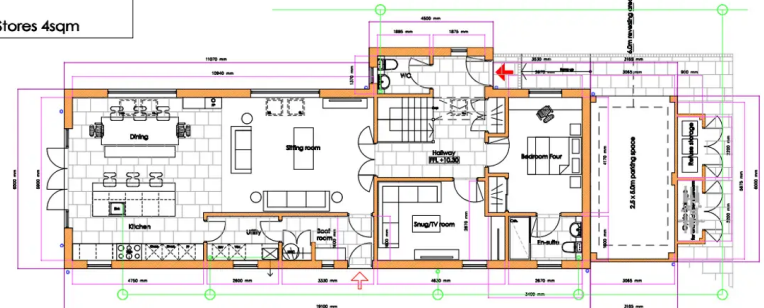
GF 80sqm (excl garage)
 FF 45sqm
 Total 125sqm
 Garage 17sqm



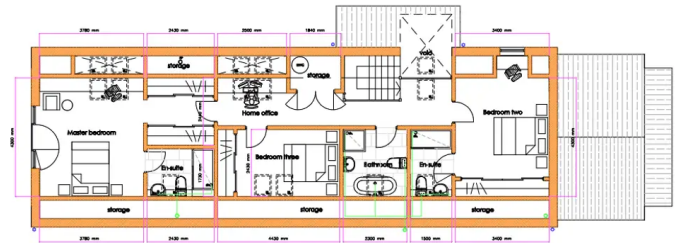
FIRST FLOOR PLAN



GF 116sqm (excl garage & stores)
 FF 80sqm
 Total 196sqm
 Carport 17sqm Stores 4sqm



GROUND FLOOR PLAN



FIRST FLOOR PLAN





Oliver James Property Sales & Lettings

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

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/