



EH

EXQUISITE
HOME

An Incredibly Versatile Family Home...

Located on the edge of the highly-desirable commuter town of St Neots, with a direct train service to London's King's Cross Station of just over 35 minutes, is this bright, charming four bedroom, two bathroom family home. With a private garden and located just steps from a breathtaking nature reserve, the property is superbly located to take advantage of both the city and the countryside.

The property enjoys a warm-brick exterior with a traditional double-fronted façade, where the main door opens into a central hallway that gives access to the main living areas. To the left is the large sitting room which runs the entire depth of the property and is flooded with light through dual-aspect windows. 'We love the size of the room,' note the current owners, who also praise its versatility: 'we've been able to make it into a sitting room at one end and a kind of music room at the other.' To the end of the central hallway is a newly-renovated cloakroom and, finally, two doors open into both the kitchen and dining room respectively. The kitchen includes a gas hob with double ovens below, an integrated dishwasher, and space for a full-height fridge/freezer and a washing machine. There is also a useful cupboard located under the stairs which provides extra storage for cleaning apparatus. The owners have found the kitchen to be practical, especially with a large window over the sink that gives a full view of the garden - perfect for washing up while children are at play outside. However, the current owners also note the possibility of combining the dining room and kitchen into a larger open-plan space, though the feasibility of this project should be explored independently by any interested purchaser.

Upstairs, the property enjoys four bedrooms and a family bathroom. The bedrooms themselves are ideal for children or guests, and each feature bright aspects and plush, new carpets. The largest bedroom has the benefit of built-in storage and an en-suite shower room with modern, stylish fixtures and fittings. Likewise, the family bathroom is also bright and modern, with a combination shower and tub and a feature towel radiator.



A Sense Of Seclusion...

The current owners have particularly enjoyed the sense of seclusion offered by the garden's unique position, which also enjoys the best of the afternoon and evening sunshine with a west-facing façade. The garden is fully-enclosed, largely by brick walls which give the sense that you're in a walled-garden, and the owners add that 'because of the position of the surrounding houses, we are not really overlooked so it feels so private.' The garden is essentially split into two sections: a grassy area, and a block patio which extends the length of the house. A wonderful feature of the patio area is the covered pergola, which offers both a small amount of shade and a shelter from the rain when caught out in our unpredictable summers! The owner said of the pergola that 'it's probably our favourite place to sit and relax'. The property also enjoys a detached single garage and off-street parking.

One of the main attractions of the property for the current owners was its location. 'We love the town because it has this old, charming character with pretty buildings and the old church to enjoy, but the town itself has everything you need from day-to-day, such as a library, cinema, shops, a leisure centre: just everything.' They add that the location is extremely family-friendly, being located so close to a school.



LOCATION

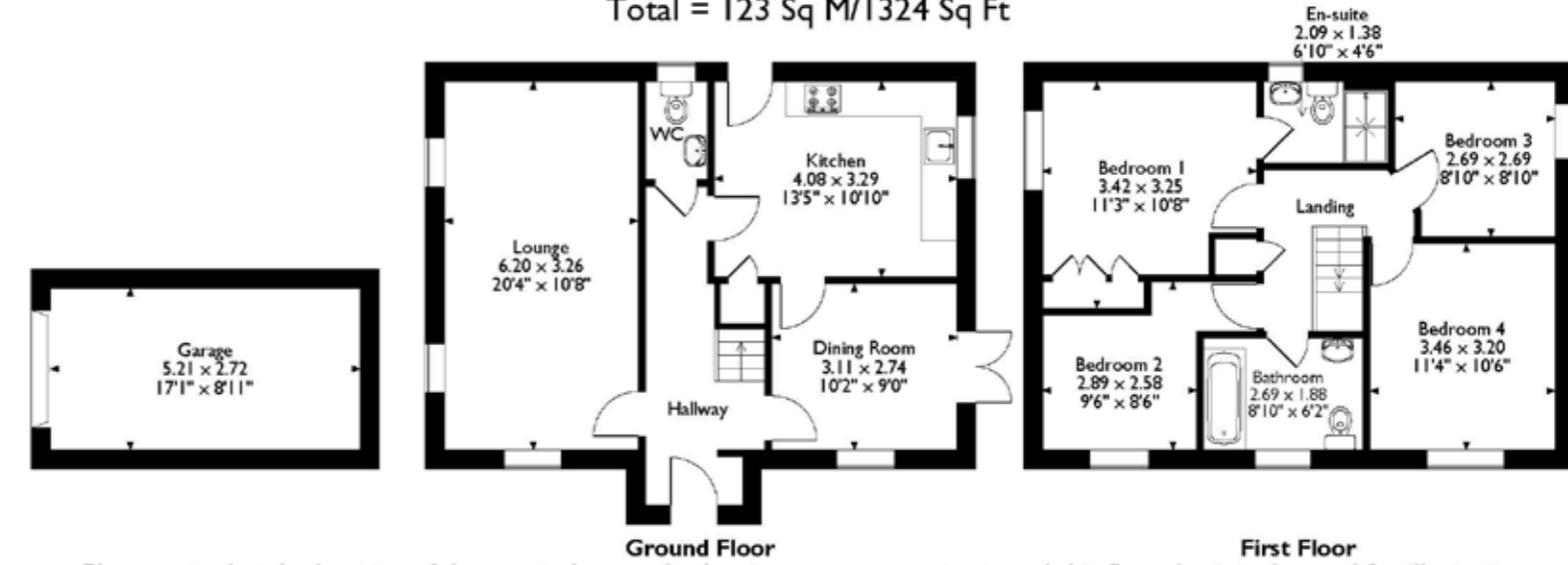
'There are a number of activities and lessons available right there in the town, including music lessons, dance schools, forest schools, and there are places to let loose and have some fun as a family too at the local bowling alley and a trampoline centre.' Perhaps the top highlight of the house's position, though, has to be its proximity to the local nature reserve which separates the town of Eynesbury from St Neots proper (though the two towns function as essentially one community). 'You can walk out the door and in less than a minute you're in open nature and you can literally walk for miles,' said the current owner, who has enjoyed taking a daily morning stroll along the conveniently paved walkways in the nature reserve. The reserve even runs along the River Great Ouse, and a short walk through nature leads to a wonderfully-positioned local pub which sits on the river and is a truly atmospheric place to enjoy a drink after a picnic and an amble in the afternoon sunshine.

The charming market town of St Neots is a highly sought-after place to live, especially amongst those who regularly commute into London, as a direct service from the town's mainline train station arrives at King's Cross Station after a short journey of around thirty-five minutes. The train station is also served by a direct service to London's Gatwick airport, making continental and even international travel a breeze. The town is extremely well-placed for exploring the surrounding countryside and the larger towns and cities that lie in this part of East Anglia. St Neots and Eynesbury together sit on the intersection of the A1 and the A428, which connects the town directly to Cambridge, with a drive to the city centre of about 30 minutes. A similar journey time (or less) will take you to nearby Bedford and Huntingdon, and water enthusiasts will enjoy a short fifteen minute drive to the popular Grafham Water, not only a local beauty spot but also a thrill-seeker's playground with a range of water sports and activities on offer. In terms of schooling, the property is only a few minutes' walk from the catchment secondary school, and the local primary school is also located not too far away. The popular Kimbolton independent school is around a twenty minute drive from the property, and there are further independent options in the nearby town of Bedford.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 109 Sq M/1173 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 123 Sq M/1324 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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