



**38 Main Street, Great Gidding**

Offers in Region of **£700,000**

 **Oliver James**  
Property Sales & Lettings



## 38 Main Street

Great Gidding, Huntingdon

A very unique opportunity to acquire a detached, remodelled, home including a self contained annexe sitting on a very special plot of 1.22 acres surrounded by open countryside. Council Tax band: F

Tenure: Freehold

- A versatile, detached four bedroom, single storey dwelling.
- The Gross Internal Floor Area is approximately 2,228 sq.ft. / 207 sq.metres.
- A self contained annexe offering potential for multi-generational living or additional income.
- Zoned central heating.
- The Total Plot Size is approximately 1.22 acres.
- Single garaging and additional large workshops.
- Stunning, panoramic, countryside views to the rear.
- En suite, bathroom, shower room and cloakroom.
- Very well appointed and stylishly presented throughout.
- EPC: D.





## INTRODUCTION


A very unique opportunity to acquire a detached, remodelled, bungalow sitting on a lovely extensive plot of 1.22 acres surrounded by open countryside providing versatile accommodation including a self-contained annexe, ideal for multi-generational living. The property could easily be missed from the road, tucked away with a large driveway to the front. The accommodation is extensive yet versatile providing the opportunity for multi-generational living, a growing family or a potential investment as a rental or Airbnb alongside comfortable living. This home boasts an array of features making it a very special home, not least the mature and well landscaped gardens extending to the rear with views over adjacent countryside. Offering plenty of storage, there are three large workshops / barns as well as the oversized garage to the side of the property.

## LOCATION

The pleasant village of Great Gidding is located on the Cambridgeshire/Northamptonshire border and is the larger of three villages known as The Giddings, with Steeple Gidding and Little Gidding being its smaller neighbours. The village benefits from a local village store, Gidding Den and Country Shop, Church and Public house. The nearest towns are Oundle (approx. 7.7 miles) and Huntingdon (approx. 13.7 miles) both offering a wide range of amenities and shopping facilities whilst the City of Peterborough is located 17 miles to the north. The village has good access routes to the A1 or A14 and a major train hub can be found in Peterborough providing links to major cities across England and Scotland. Fast trains to London Kings Cross can also be taken from Huntingdon. The larger village of Sawtry is located approximately 5 miles away where health facilities, public house, leisure centre, schools and a variety of convenience stores can be found.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	71
(39-54) <b>E</b>		
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