



2 The Old Coach Yard Hamerton Road, Winwick
£950,000

 **Oliver James**
Property Sales & Lettings



2 The Old Coach Yard Hamerton Road

Winwick, Huntingdon

A remarkable home that seamlessly blends modern luxury with architectural charm, constructed by a small independent developer in 2021.

Council Tax band: G

Tenure: Freehold

- Executive detached home constructed in 2021.
- Five double bedrooms.
- Three and a half bathrooms.
- The Gross Internal Floor Area is approximately 3,089 sq.ft. / 286 sq.metres.
- The total plot size is 0.22 acres.
- Quality, high specification, throughout.
- 13 miles / 22 minute drive to Huntingdon Train Station.
- Detached double garaging.
- Air source heat pump with underfloor heating downstairs / radiators upstairs.
- EPC: B.





INTRODUCTION

2 The Old Coach Yard is a remarkable home that seamlessly blends modern luxury with architectural charm, constructed by a small independent developer in 2021. Nested within a quiet cul-de-sac, the property is set in a picturesque setting and boasts an array of features that make it a truly exceptional house. The accommodation is ideal for the modern family presenting multiple reception rooms as well as a stunning kitchen / breakfast room to the rear with bi-folding doors leading out into the sunny south/east facing garden. The five bedrooms are all comfortable double rooms with two benefiting from en-suite shower rooms as well as a further family bathroom.

LOCATION

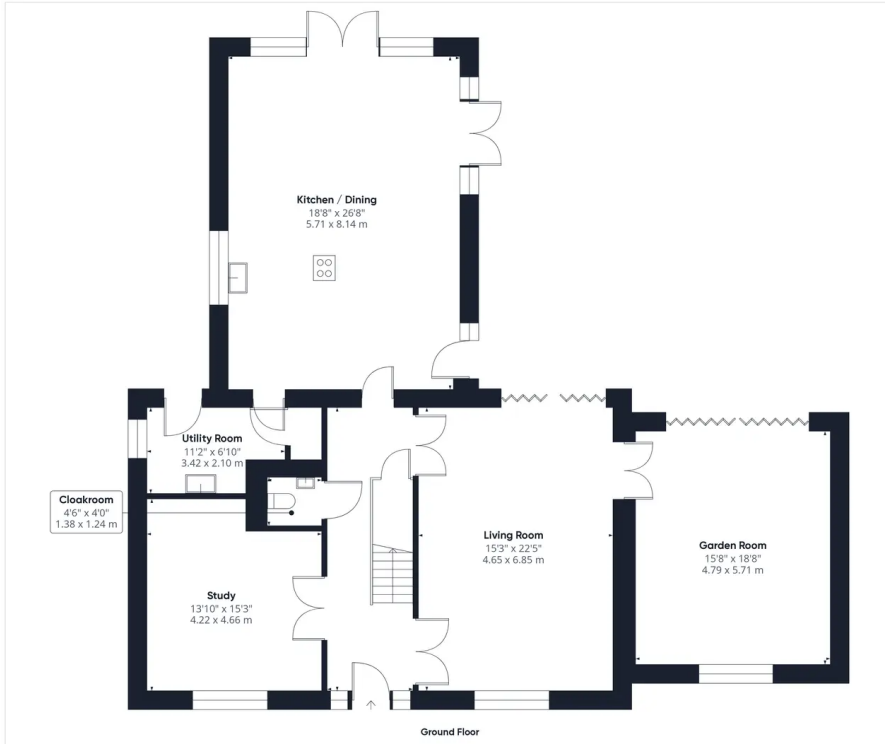
Winwick is situated on the western borders of Cambridgeshire, close with the border of Northamptonshire. The market town of Oundle is approximately seven miles to the west, providing retail and leisure facilities. Independent Prep and Senior schooling is available at both Oundle (7 miles) and Kimbolton (7 miles). Winwick is a location stop for the private bus service to Oundle School for day pupils. The A1(M) is situated four miles to the east, excellent rail links and further retail, leisure and educational facilities are available at Huntingdon, approximately nine miles to the east, and Peterborough, approximately fourteen miles to the north. The direct train service from Peterborough to London Kings Cross takes approximately 50 minutes and from Huntingdon, approximately forty minutes. At peak times both stations provide three to four trains per hour.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	91	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	92	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		



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Approximate total area⁽¹⁾
1650.46 ft²
153.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
1247.39 ft²
115.89 m²

Reduced headroom
21.33 ft²
1.98 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

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