



3 Buckden Road, Brampton  
£925,000

 **Oliver James**  
Property Sales & Lettings



## 3 Buckden Road

Brampton, Huntingdon

Recently renovated to a high specification this impeccable family home is situated just a 10 minute cycle ride to the Train Station and a short stroll away from great local village amenities. Council Tax band: E

Tenure: Freehold

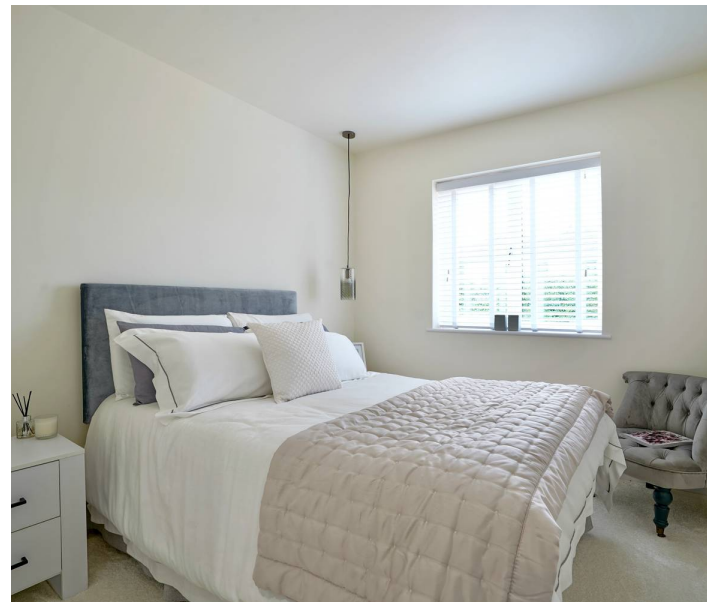
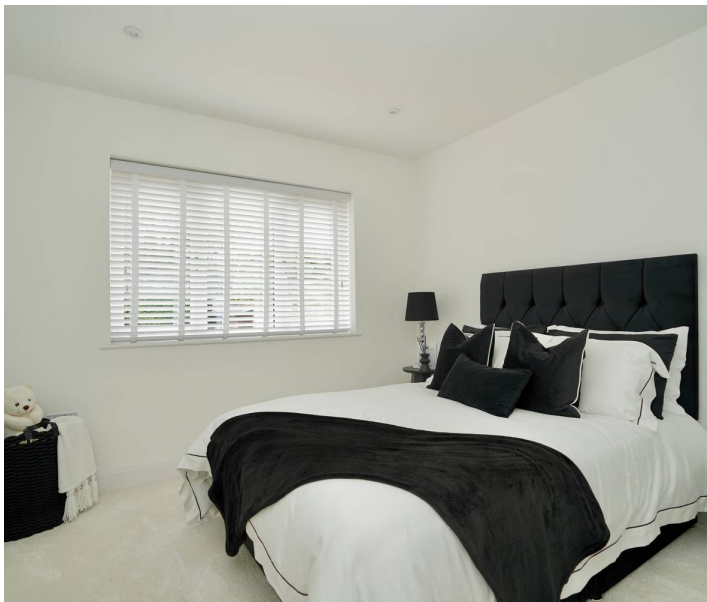
- Extensively remodelled detached single storey residence.
- Exquisite accommodation punctuated by wonderful insertions of glazing throughout.
- Expansive kitchen, living, dining area with a vast skylight and full-height sliding doors.
- A tranquil, secluded, plot of 0.57 acres backing onto Brampton Golf Course.
- An impressive principal bedroom with dressing area and en-suite shower room.
- Ideal for commuters, the Train Station just a 15 minute cycle ride away, Kings Cross in under 50 minutes.
- Easy access to the A14, Cambridge just a 30 minute drive away.
- A short stroll away from the independent shops, pubs and amenities within Brampton.
- Plenty of driveway parking.
- EPC: D.





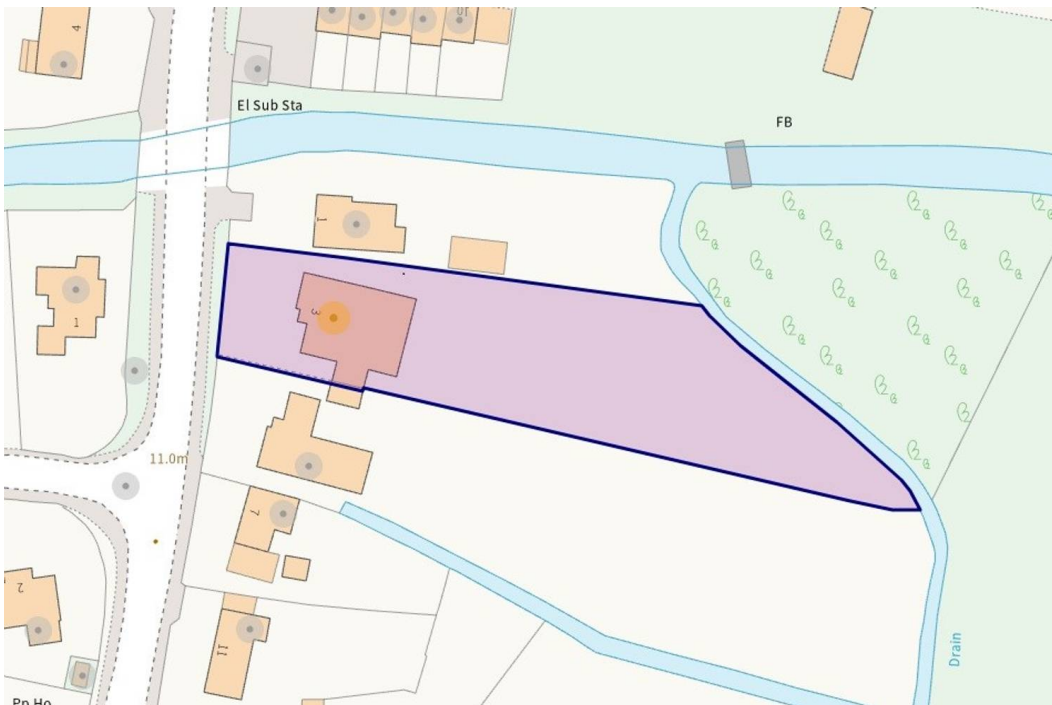
## INTRODUCTION

This impeccable detached home is set amidst a row of individual and different properties with easy access to the amenities within Brampton, the Train Station and A1 / A14 road network. A traditional façade belies contemporary and sleek interiors throughout with a generous rear extension filling the property with a beautiful quality of natural light care of extensive glazing and roof lights with a south / east facing garden. This versatile space is seamlessly tied together with the patio area via large, full-height, sliding doors and a raised patio area outside. A minimalist kitchen chimes with the broader decorative palette throughout creating a lovely family and sociable space. A thoughtful separate utility room provides functionality. Ideal for cosying in on winter evenings, the formal living room is at the front of the home enjoying a focal fireplace with inset log burner. The four bedrooms are well proportioned with the principal bedroom located at the rear with views over the rear garden, a dressing room and en-suite shower room. There is also a further family shower room. The beautiful rear garden flows out from several access points within the house creating a wonderful sense of connection between indoors and out. The plot totals 0.57 acres in total and provides a serene area to relax and enjoy.



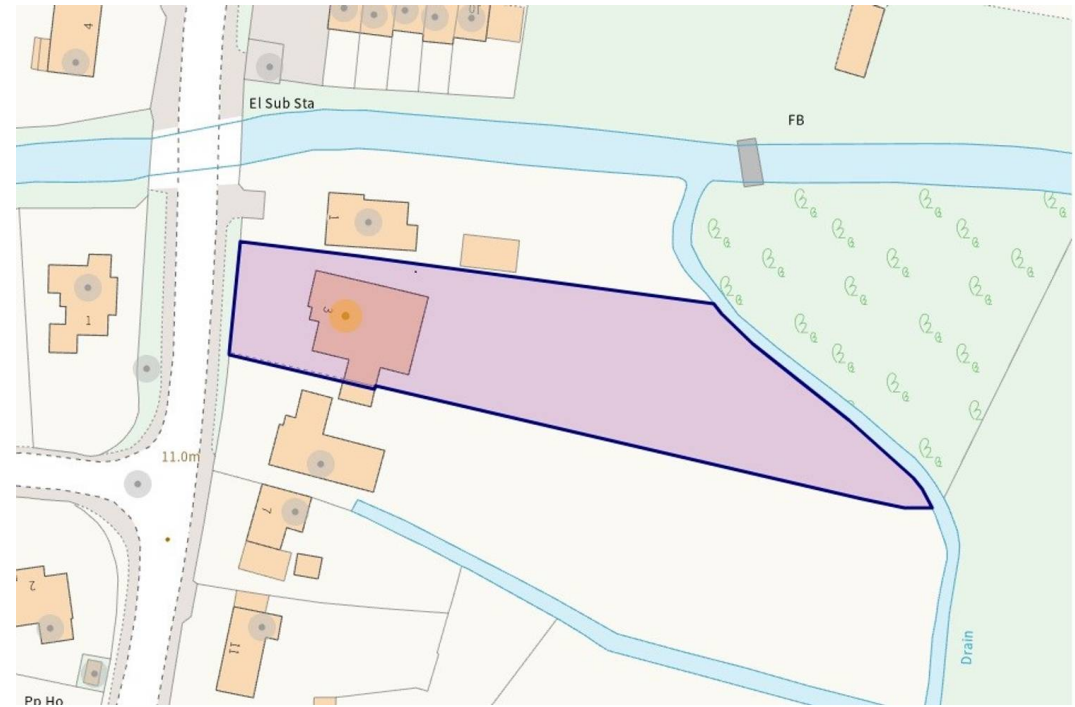
## LOCATION

Brampton is a most attractive and popular residential village which has retained huge amounts of original character and as such boasts a quaint village High Street offering a range of local shops as well as a village hall. Brampton provides good access to the A1 and A14 Road Networks. Situated within Huntingdon, just over a mile away, is Huntingdon Railway Station which provides a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>101</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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>		<b>94</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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