



**EH**

**EXQUISITE  
HOME**

## A PERFECT SETTING

Beautiful Cambridgeshire, criss crossed by the A14, A10 and A11 and with regular fast trains connecting it with London is much sought-after by families and commuters alike. The open, largely unspoilt fenland of the county has the level horizon, endless fields and huge skies so typical of this region and this is one of the reasons it is so popular with those who wish to live in a relatively rural area yet commute to work. Its proximity to Cambridge and its excellent transport links add to its attractiveness to families and commuters alike. Cambridge itself is a mecca for workers, families and tourists alike, while St Neots, Ely, Huntingdon and Peterborough offer many amenities.







## *Spacious Accommodation*

The little village of Tilbrook is located to the very western edge of the county on the border with Bedfordshire. Northampton is twenty four miles to the west, St Neots ten miles away and Tilbrook is thirteen miles west of Huntingdon. It has a pub and a medieval Grade 1 listed parish church. In the centre on the High Street is this stunning, much improved and extended detached residence standing in two acres of grounds. It was built in the mid-nineteen seventies, but when the owners bought it fifteen years ago, they completely gutted it, extended it considerably and remodelled it to the very highest of standards. A pair of electric gates lead to the expansive gravel frontage and the porte cochère. The double garage has power and light and an external post box. The oversized front door in light oak with glass bricks to either side opens into the magnificent entrance hall. The ground floor benefits from underfloor heating and plantation shutters throughout and is largely floored in light oak. The bespoke extra wide staircase with light oak and glass balustrades rises from this part of the house to the first floor. Leading off is a sleek, contemporary cloakroom with waterfall taps set in black granite. To the left, a pair of double doors leads into the magnificent dual aspect sitting room with its oak floor, marble fireplace and double doors leading on to the garden. The fireplace could easily be converted back for use with an open fire if desired. The family have spent many happy Christmases in this room with the Christmas tree up and decorations and presents everywhere. If desired and with the correct permissions in place, this space could be turned into a sitting room/dining room by taking down the wall to the utility room and adding a doorway. The useful home office is to the right.

To the rear of the entrance hallway is the utility room with its sink, Miele washing machine, tumble dryer and dishwasher, extra storage and granite worktops. The kitchen is simply stunning and beautifully appointed with pale cream cabinets, granite worktops and windowsills, a central island, boiling water tap, rinse bowl, an integrated Neff fridge with ice machine, two integrated electric ovens, two integrated warming drawers, an integrated microwave and coffee machine. This kitchen is state of the art with flip top cupboards and slow close drawers. A second cloakroom leads off it and it then opens out into the family room. This is the part of the house most used by the owners for eating, socialising and relaxing. There is more than enough room for sofas, armchairs and a dining room table and chairs, plus the very useful feature of two hot plates set in granite to keep meals hot. Bifold doors lead outside from the garden room to a large covered patio ideal for parties, barbecues, al fresco dining or simply a coffee with a friend.



*“The kitchen is simply stunning and beautifully appointed...”*





*“...the owners have extended the property considerably and remodelled it to the very highest of standards...”*







The eye catching glass and oak staircase rises to the generous first floor landing with its plantation shutters over the arched window looking out to the front garden. The dual aspect principal bedroom has wonderful proportions and benefits from a dressing room and an en suite bathroom with his and hers sinks, white marble topped drawer units, an oval bath and a large walk in shower. The second bedroom also has built in wardrobes and a sleek en suite four piece bathroom with bath and shower, and cream granite tops, ideal for guests. The third and fourth bedrooms both have fitted wardrobes and the fifth benefits from a jack and jill bathroom with a bath and shower and white marble unit tops. All the bathrooms have underfloor heating and chrome heated towel rails. The second bedroom has a door to a smaller bedroom next door and this would make the idea nursery, child's bedroom, play room or sewing room if desired.



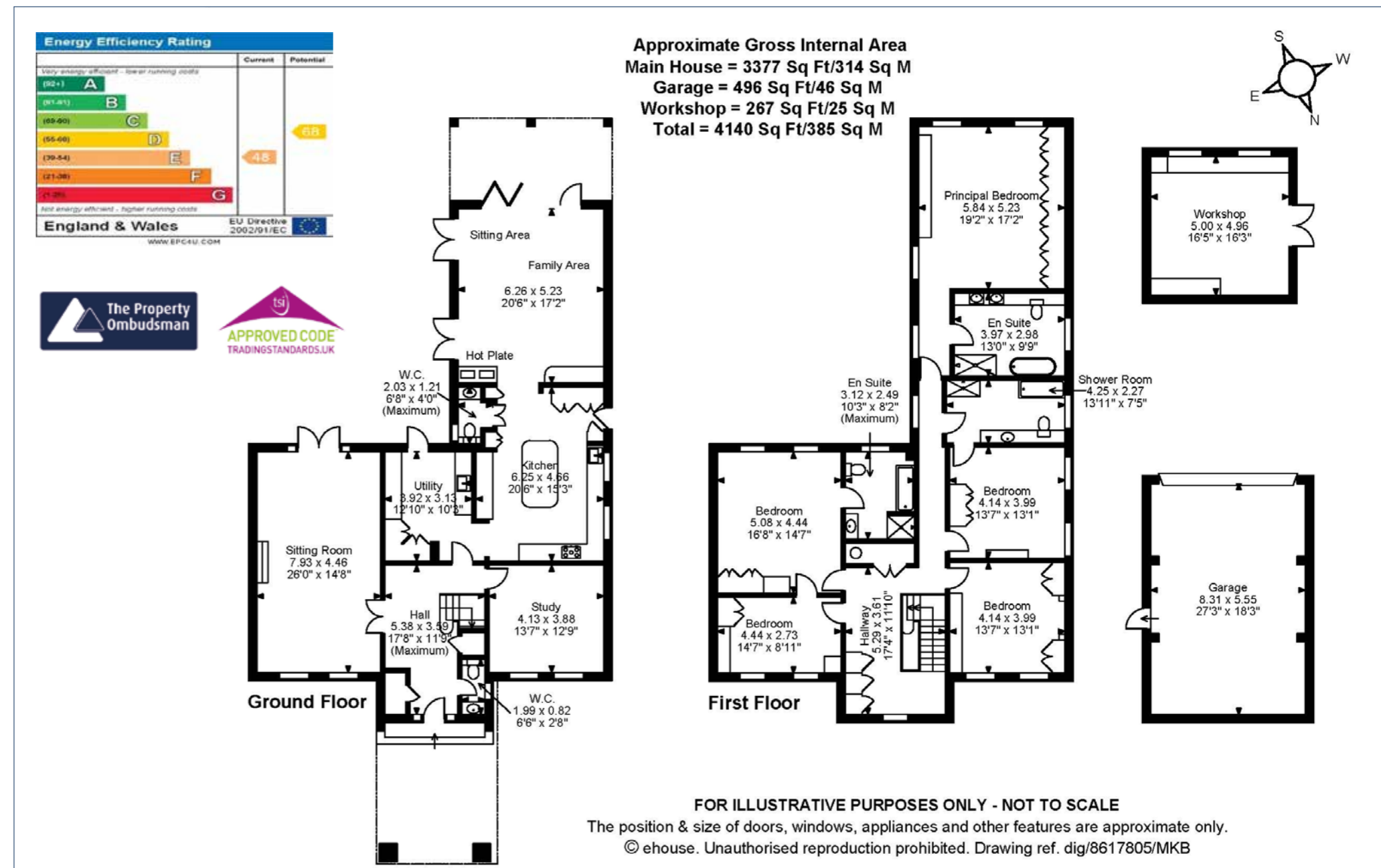




# LOCATION

There is a generous paved area to the rear of the house which is ideal for family parties, barbecues and relaxing. The lawn is expansive with plenty of room for children's play equipment. There is a pond, thoughtfully planted up to attract wildlife, a vegetable garden with raised beds, a polytunnel and greenhouse, a small wilderness with a viewing platform out over the open fields beyond and an orchard with two plum, two pear and two apple trees. There are also two walnut trees and a hazelnut. There is a large workshop with storage, a sink and power and light, perfect for storing garden equipment.

The village of Kimbolton, just a mile away, has its own doctor's surgery and pharmacy as well as a shop. Rushden, a ten minute drive away, has a large shopping complex with a Waitrose and M&S, as well as many other amenities. Bustling St Neots is also only ten minutes away. Set in a rural location with stunning views, this magnificent family residence in generous grounds with off street parking and a versatile and immaculate interior is a rare jewel indeed.



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.

A wide-angle photograph of a large, open lawn. In the center, a large weeping willow tree stands prominently. To the left, a dense line of trees and shrubs borders the lawn. In the background, a two-story brick house is visible, partially obscured by trees. To the right of the house, there is a long, low structure that appears to be a greenhouse or a covered walkway. The sky is bright blue with scattered white clouds. The lawn in the foreground is somewhat dry and yellowish, while the grass further back is greener.

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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpster House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)