



**BUCKDEN ROAD**  
Brampton

**Carter Jonas**

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## **BUCKDEN ROAD, BRAMPTON, HUNTINGDON, CAMBS, PE28 4PR**

- Huntingdon Town Centre - approx. 3 miles
- Huntingdon Railway Station - approx. 2.7 miles
- Peterborough - approx. 18 miles
- Cambridge City Centre - approx. 20 miles

4 Bedrooms • 2 Large reception rooms • Period features • Built to a high specification • Beautiful & private rear garden • Off-street parking for several vehicles • Detached studio/home office • Rarely available • EPC rating D

### **DESCRIPTION**

Built in 1949, 15 Buckden Road is of good proportions and provides spacious and thoughtfully configured accommodation throughout. The current owners have ensured that the property is well-maintained and have made improvements to enhance the practicality of this wonderful family residence. The property lends itself well for further development, subject to the relevant planning consent.

The property benefits from insulated walls and re-fitted double glazing and has a large attic space with insulation and scope to extend providing further bedroom accommodation. The gardens are a particularly strong benefit to the property offering great diversity.

Overlooking the garden is a particularly impressive, detached studio, providing great scope for working from home and for leisure pursuits. There is an additional range of outbuildings which include a very useful workshop/store.

**EXECUTIVE FOUR BEDROOM DETACHED FAMILY RESIDENCE, SET UPON A GENEROUS PLOT, WITH USEFUL DETACHED STUDIO AND LARGE AND BEAUTIFULLY STOCKED GARDENS, FAVOURABLY POSITIONED IN THE HIGHLY REGARDED VILLAGE OF BRAMPTON.**



Beyond a heavy timber front door is a spacious entrance hall with character panelling, Oak flooring and stairs rising to the first floor.

The ground floor accommodation comprises two large reception rooms. The front sitting room enjoys dual aspect with a large bay window to the front and window to side. There is a character fireplace with log burning stove, gas fired radiators and featured picture rail. The dining room with dual aspect features serving hatch from kitchen and is equally well-appointed.

A wonderful kitchen/breakfast room features hardwearing tiled flooring and enjoys views overlooking the rear garden. The kitchen cabinetry is fitted in a traditional style with a selection of wall and base units with contrasting bespoke work surfaces over and gas Aga for cooking. There is a larder/pantry cupboard with tiled flooring, shelving and the relevant services are connected for a washing machine. There is a rear lobby area with external door to garden and door accessing the boiler room.

The first floor accommodation comprises generous landing area and large window allowing for plenty of natural sunlight.

The primary bedroom with dual aspect, spans the full width of the property and benefits from floor to ceiling fitted hanging and shelved wardrobes. The en-suite is fitted with tiled shower cubicle and wash hand basin set into base unit.

Bedroom two to four are located at the back of the property, enjoying picturesque views overlooking the rear garden and wildlife beyond. Three of the bedrooms comfortably accommodate standard double beds and one will make a good study/ single room.

The family bathroom is fitted in a traditional style. There is a large airing cupboard with lagged hot water cylinder and slatted shelving.





### OUTSIDE

Outside, the front garden has been landscaped with rose bed and path leading to the front door. A driveway to the side leads to a turning/parking area which punctuates the L shaped gardens to the rear. A timber built shed/workshop with a pantiled roof sits adjacent to a hardstanding area.

### STUDIO/HOME OFFICE

Large detached studio with landscape windows overlooking the garden. Bamboo flooring. Sink set into base unit. Specialist art studio lighting.

### LOCATION

Brampton, with its good range of local shops and amenities, is located approximately 3 miles south-west of Huntingdon. Buckden Road, situated close to the picturesque parish church, is located about one mile from Huntingdon railway station which offers very convenient and fast access to London's Kings Cross. The A1 and A14 are both within 2 miles of the property, giving straightforward access to all major routes. The property also falls under the catchment area for the highly regarded Hinchingsbrooke Academy boastful of its stunning grounds. The bus stop for Kimbolton School is within striking distance. The guided busway departing from the train station offers transport links with direct services to both Peterborough city centre and Cambridge city centre.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

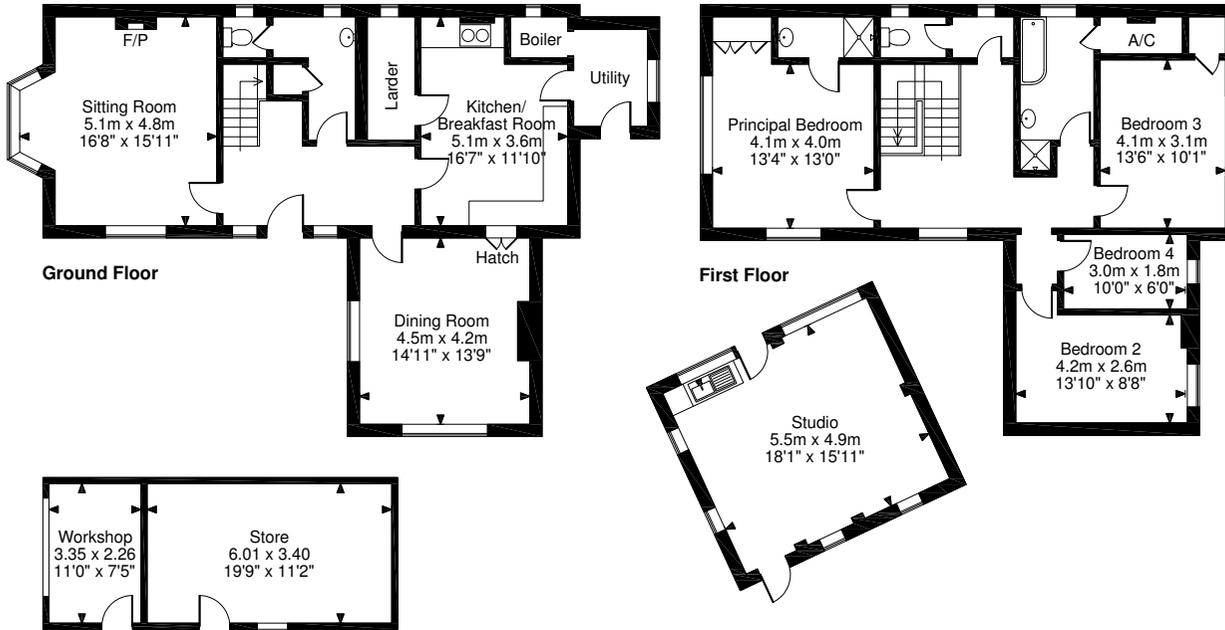
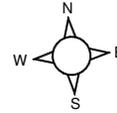
**Local Authority:** Huntingdon District Council

**Viewings:** Strictly by appointment with the Selling Agents.  
Carter Jonas 01223 403330





**Buckden Road, Huntingdon**  
**Approximate Gross Internal Area**  
**Main House = 1,865 sq ft / 173 sq m**  
**Studio = 289 sq ft / 27 sq m**  
**Outbuilding = 308 sq ft / 29 sq m**  
**Total = 2,462 sq ft / 229 sq m**



**Ground Floor**

**First Floor**

**Outbuilding**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	56	
(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	

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