



Applegate Lodge, Bythorn, Huntingdon

OSCAR JAMES

Applegate Lodge

Thrapston Road

Bythorn

Huntingdon

PE28 0QY

- Brand new, barn style home
- Viewing absolutely essential
- Four bedrooms all with en-suite facilities
- Incredible kitchen family room
- Generous rear garden
- Large driveway and double garage
- No onward chain

An exceptional, brand-new home situated in a semi-rural setting yet enjoying excellent commuter links which has been finished to the highest possible standard throughout.

Applegate Lodge has been sympathetically designed with traditional styling yet enjoys all the benefits of a modern build with low-cost running. A truly unique home which simply must be viewed to be appreciated.



This newly finished home offers spacious and versatile accommodation over two floors which comprises; entrance hall, large lounge with two sets of French doors leading off, sensational kitchen family room with handmade kitchen units, ginormous central island, oodles of storage and a host of integrated Bosch appliances which include; oven, microwave, full height fridge and freezer, dishwasher and extracting induction hob. There is also Quooker instant hot water tap. The kitchen is quite simply breath taking with full height ceiling boasting oak beams, electrically operated Velux windows and four sets of French doors leading off to the front and rear.

In addition to the ground floor there is a separate utility room, plant room, guest WC and bedroom four with its own en-suite bathroom.



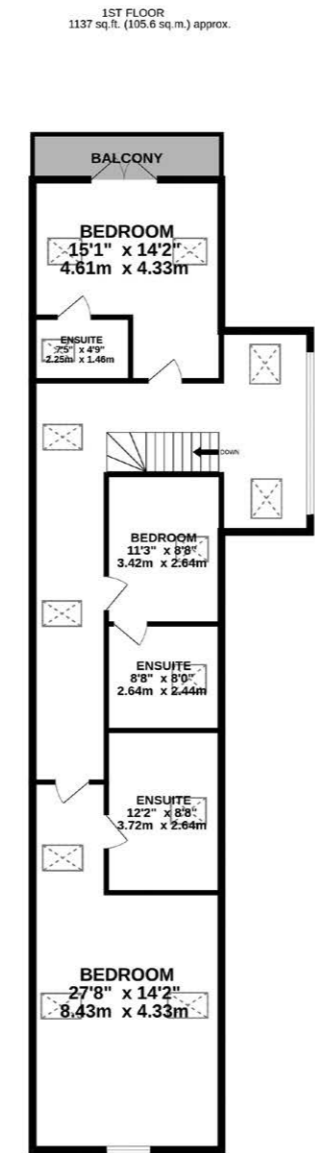
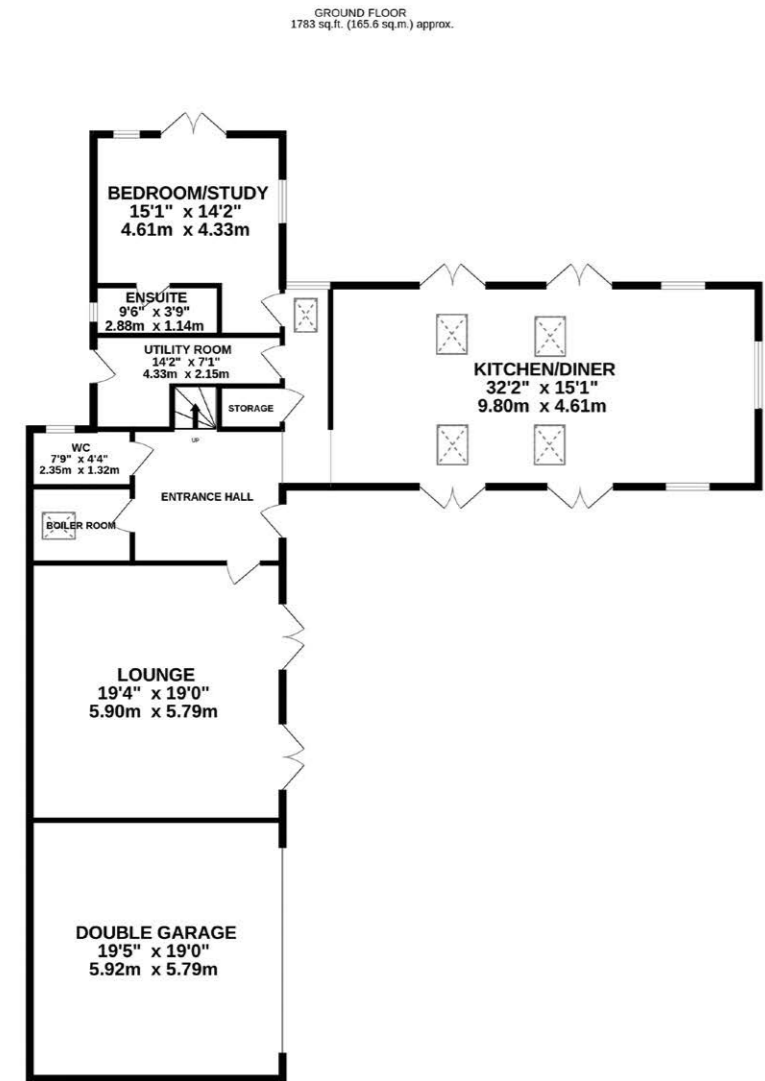


The first-floor landing guarantees to impress too with mezzanine overlooking the kitchen, the perfect place to sit and read or relax. There are three further bedrooms on the first floor, each with its own luxuriously fitted en-suite bathroom. The second bedroom even has its own balcony overlooking the rear garden.



4
Bedrooms





TOTAL FLOOR AREA : 2920 sq.ft. (271.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

There is a generous rear garden with large composite decked area, huge patio, raised flower bed and a variety of trees which create a high degree of privacy.

There is also a gorgeous oak pagoda directly off of the kitchen which is perfect for sitting under when alfresco dining!

To the front there is a large shingle driveway providing ample off-road parking along with a double garage and cladded bin store. The driveway is accessed via secure electrically operated oak gates.

Further Information

- Air-source heat pump provides hot water and heating
- Underfloor heating to the ground floor and radiators to the first
- An abundance of oak throughout including oak internal doors
- Stainless switches and sockets
- Luxurious bathroom fittings
- Handmade, bespoke kitchen
- External power and lighting

Location

Bythorn is located just off the A14 between Thrapston and Huntingdon. With both private and state schooling on offer close by along with excellent commuter links both by road and rail with direct access to London in under an hour by train from both Huntingdon and Wellingborough stations.

This simply stunning home must be viewed to be appreciated. Contact sole selling agents Oscar James today to arrange your internal inspection.

OSCAR JAMES

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