



High Street, Hemingford Abbots, PE28 9AH

**CHEFFINS**



## High Street

Hemingford Abbots,  
PE28 9AH

A most impressive and substantial detached residence extending to about 3332 sqft, occupying an attractive setting close to the centre of this thriving well served riverside village, so conveniently placed or access to the market town of St Ives, mainline station of Huntingdon (about 3 miles) and Cambridge city about 17 miles away via the A14. The property stands well within its own grounds of about half an acre, the property is extended and extensively renovated by the current vendors and contains elements that have not been completed including the fitting of bathrooms.

4 3 3

**Guide Price £1,500,000**







## LOCATION

Hemingford Abbots is situated along the southern bank of the River Great Ouse in Cambridgeshire. The village is in the 'Conservation Area' and there many thatched 16th and 17th cottages and barns as well as other important buildings such as the Manor House, Old Rectory and Hemingford Park. There are excellent community facilities in the centre of the village, including the modern purpose-built Village Hall, the adjoining playing field and the 'Axe and Compass' pub. The village shares other facilities with neighbouring Hemingford Grey – shop, post office, primary school and sports pitches. Between the two villages there are numerous clubs and societies and two events that take place in the village are the annual Regatta, now over 100 years old, and the biennial Flower Festival. The A14 trunk road crosses the parish to the south of the village and provides road and rail links with Cambridge, Huntingdon and London.

**DOUBLE GLAZED ENTRANCE DOOR**

leading into:

**RECEPTION HALL**

feature full height vaulted ceiling with galleried landing above and feature double glazed roof with openings, two storey double glazed windows to the front, wooden flooring with underfloor heating, leading through to:

**OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM**

Kitchen has been fitted with John Lewis cabinets with Corian working surfaces, central island with inset double bowl single drainer sink unit with mixer tap, range of fitted Neff appliances including electric double oven, warming drawer, John Lewis induction hob with Elica extractor hood above, fitted and concealed Bosch dishwasher, pull-out larder cupboards, ceiling with a range of inset downlighters, tiled floor, underfloor heating, double glazed doors and windows to the side, open to Breakfast Room ceiling with inset downlighters, wooden flooring, underfloor heating, double glazed doors to garden and leading through to Family Room with two sets of double glazed doors leading out to garden and double glazed windows, ceiling with inset downlighters.

**LIVING ROOM**

inset downlighters, double glazed bay window, double glazed window to the side, underfloor heating.

**DINING ROOM**

ceiling with downlighters, wooden flooring, underfloor heating, double glazed bay window.

**REAR HALL**

with staircase rising to the first floor with open treads, timber handrail, newel post with metal spindles, heating controls, wooden flooring, twin double glazed doors to outside and double glazed windows.

**CLOAKS/SHOWER ROOM**

walk-in wet room with wall mounted shower controls, low level dual flush w.c. and wash hand basin with wall mounted mixer and storage drawer below, shaver point, extractor fan, ceiling with inset downlighters, glass brick feature.

**UTILITY/BOOT ROOM**

ceiling with inset downlighters, extractor fan, butler style sink unit with wall mounted mixer, working surface, plumbing and space for automatic washing machine, tiled floor, double glazed door leading to outside.

**ON THE FIRST FLOOR****GALLERIED LANDING**

double glazed roof, underfloor heating.

**BEDROOM 1**

approached from galleried landing, ceiling with inset downlighters, access to loft space, underfloor heating, underfloor heating controls, double glazed windows, open through to:

**BATHROOM (CURRENTLY NOT FITTED)**

ceiling with inset downlighters, double glazed window.

**BEDROOM 2**

ceiling with inset downlighters, access to loft space, double glazed windows to front and side, underfloor heating, provision for ensuite (currently with low level w.c.).

**REAR LANDING**

storage cupboards, inset downlighters, access to loft space, double glazed window.

**BEDROOM 3**

ceiling with inset downlighters, underfloor heating, double glazed window.

**BEDROOM 4**

ceiling with inset downlighters, underfloor heating, double glazed windows to two aspects.

**BATHROOM**

(currently not fitted), three piece suite, extractor fan, ceiling with inset downlighters, underfloor heating, double glazed window.

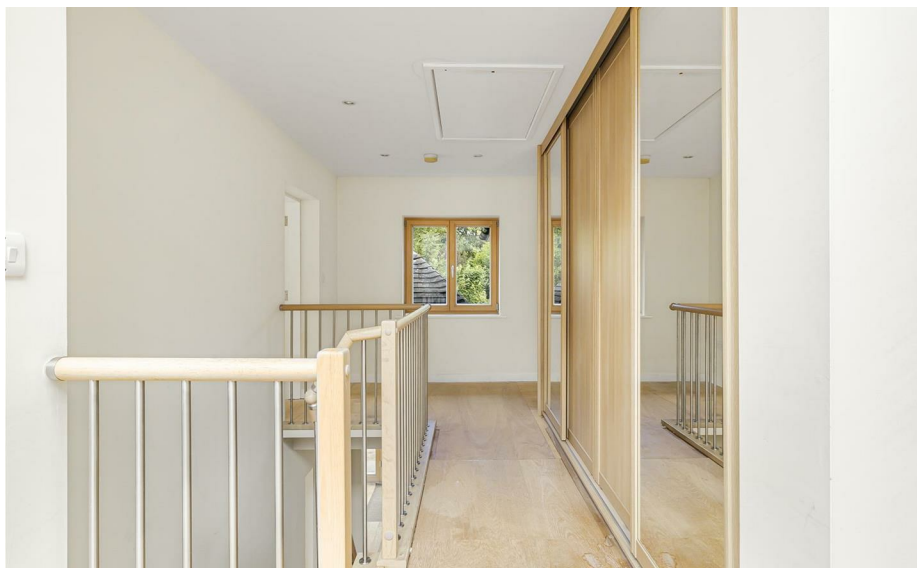
**OUTSIDE**

The property is approached via twin gates from High Street leading to DETACHED GARAGE with brick elevations underneath a pitched corrugated roof, timber door, power and light connected. A particular feature of the property are the generous gardens which are enclosed by hedging currently laid to lawn with a number of fine shrubs, in all extending to 0.5 of an acre.


**AGENTS' NOTE**

During construction provision was made for a central vacuum system with the relevant ducting installed.

The gas fired boiler and hot water storage tanks are in one of the loft spaces.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £1,500,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Huntingdonshire District Council





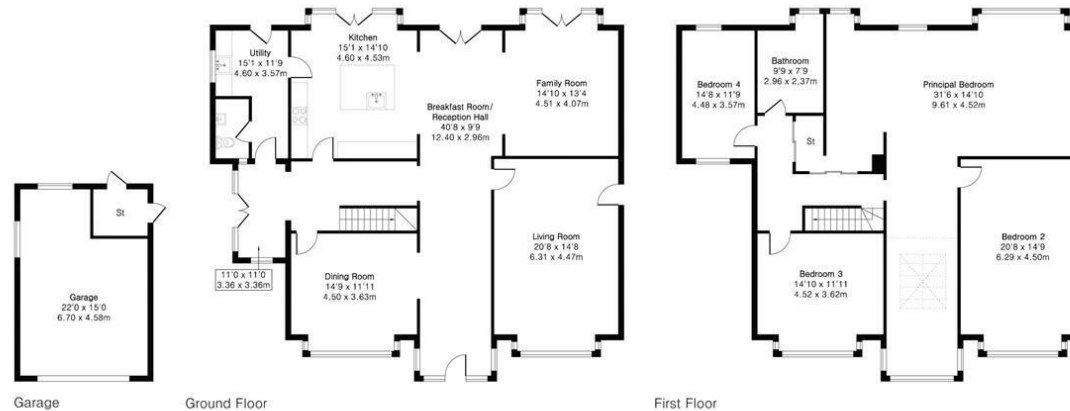


**Approximate Gross Internal Area 3332 sq ft - 309 sq m  
(Excluding Garage)**

Ground Floor Area 1705 sq ft - 158 sq m

First Floor Area 1627 sq ft - 151 sq m

Garage Area 330 sq ft - 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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