



# ASH TREE HOUSE

CHURCH LANE • BRINGTON • PE28 5AE



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## AT A GLANCE:

- Handsome, established village residence in secluded village location.
- Exceptional plot around 0.4 of an acre with outstanding views of the surrounding rural landscape.
- Over 2,650 sq. ft. of adaptable accommodation with genuine annexe facility.
- Outstanding space for living, entertaining and homeworking.
- In all five bedrooms and three bath/shower rooms.
- Four reception rooms including 24ft. living room with multi-fuel stove.
- Generous 19ft x 11ft kitchen/breakfast room with granite counters and comprehensive range of cabinets.
- Driveway, additional parking, plus large double garage mature wrap-around gardens.
- Excellent village location convenient for local school and access for major road and rail links.
- CHAIN FREE.

## THE VILLAGE

The village of Brington lies approximately half a mile north of the newly upgraded A14 dual carriageway, which gives excellent access to Cambridge. The village has become increasingly popular in recent years, due to its fast road networks to both east and west. There is a pleasant blend of properties ranging from large modern executive homes through to period dwellings and the village does benefit from a number of picturesque, wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has an additional play group for pre-school children. It serves Hinchingsbrooke School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away).

The A1 is about 8 miles southeast giving excellent dual carriageway access both north and south and to the recently upgraded A14 leading to the M11. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away. The airports of Stansted and Luton can be reached in approximately one hour, with Birmingham, London City, Gatwick and Heathrow also accessible. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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## THE PROPERTY

This established village residence occupies a generous plot in a delightfully secluded location with outstanding views over adjacent fields and open countryside beyond and offers wonderfully generous accommodation that would equally suit the larger family and those looking for a comfortable home with exceptional entertaining/homeworking space and the added benefit of annexe facilities.

Extending to over 2,650 square feet property features five bedrooms and three bathrooms, with highlights including a fabulous main living room with multi-fuel stove and French doors to the garden, spacious kitchen/breakfast room with granite counters, plus both principal and guest bedrooms with vaulted ceiling, en suite and excellent views over open countryside.

The property is peacefully located at the end of Church Lane, on a fine plot of around 0.4 of an acre with a private drive to front, off-road parking and large double garage, which also offers potential for additional accommodation, if required.

## ACCOMMODATION IN BRIEF:

Attractive, off-set front porch with flagstone floor and hardwood entrance door providing access to the welcoming reception hall with hardwood staircase to the main galleried landing.

The focal point of the house is undoubtedly the large and comfortable main living room, with its fabulous entertaining space, raised glass-fronted multi-fuel stove and French doors opening onto the garden, and the adjacent dining room also feature French doors opening to a covered porch and the garden terrace. There is also a useful study with fitted shelving.

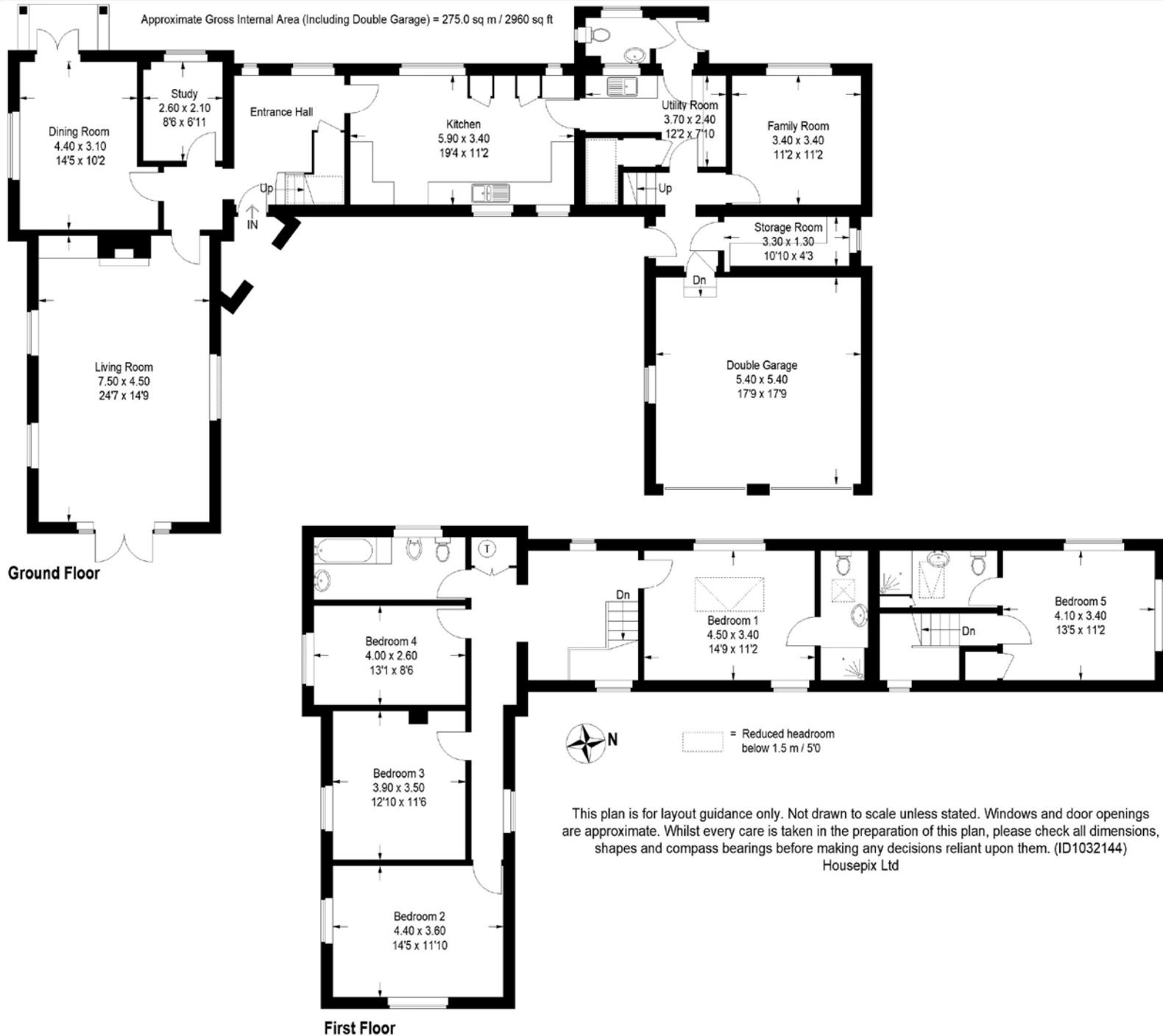
The well-crafted, bespoke kitchen provides a comprehensive array of quality cabinets with granite counters incorporating breakfast bar and is well-equipped with electric/gas (LPG) Range cooker with extractor over, dishwasher, 'fridge and freezer and sink and drainer with mixer tap; tiled floor and windows overlooking the gardens to front and rear.

The tiled floor extends through to a practical laundry/utility room and excellent range of cabinets and countertop space, inset sink and mixer tap, plumbing for washing machine, and to the guest cloakroom/WC.

For those needing even more space, there is an additional reception room with quality vinyl flooring and which could equally serve as a sixth bedroom or home office.

The rear hall has a door to outside and staircase to the guest bedroom with vaulted ceiling and en suite which, with the adjacent reception room and utility, provides excellent potential for a separate self-contained annexe. It also provides access to a useful storeroom with cabinets and shelving and to the double garage.







The main first-floor landing offers a large seating area a large porthole window providing delightful, uninterrupted field views to the horizon.

The exceptional dual-aspect principal bedroom features a high vaulted ceiling and en suite and enjoys countryside views to both front and rear.

The three further bedrooms within this section of the house are all doubles, and the spacious family bathroom is fitted with a four-piece suite comprising panelled bath with tiled surround and shower over, pedestal washbasin, close-coupled WC and bidet, with attractive panelling to half-height.



The property is situated at the end of the lane, set back behind a high hedgerow with two five-bar gates and block-paved driveway providing parking/turning space and access to the double garage.

The generous wrap-around gardens offer an extensive area of lawn interspersed with a variety of mature trees and shrubs, raised planters, flagstone terrace and large gravelled seating area.



### **DOUBLE GARAGE**

5.40m x 5.40m (17' 9" x 17' 9")  
Twin hardwood up and over doors, light and power, personal door.

### **ADDITIONAL NOTES**

The property is fitted with solar panels and we are informed by the vendors provide a positive return of approximately £2,500 p.a.



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