



High Street, Hemingford Abbots, Huntingdon

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Rosemary Cottage

High Street

Hemingford Abbots

Huntingdon

PE28 9AH

A charming and spacious part-thatched cottage with a large private garden in a popular Cambridgeshire village

Huntingdon Station 4.1 miles (London Kings Cross 48 mins), A14 5 miles, St. Neots 11.7 miles, Cambridge 16.6 miles

Reception hall | Drawing room | Sitting room
Study | Kitchen/dining area/family area | Utility/
WC | Principal bedroom with en suite shower
room | 3 Further bedrooms | Family bathroom
Garden | EPC rating C

The property

Rosemary Cottage is an immaculately presented semi-detached property built circa 1930. The property features both character and contemporary convenience, while the versatile living spaces offer the ideal arrangement for modern family living.

A welcoming reception hall with stairway opens to the dual-aspect front-facing study or potential fourth bedroom with a feature fireplace and fitted I-shaped desk. The accommodation flows into the hub of the home, the 27 ft. open-plan living space comprising a kitchen, dining area and family area. Flanking the space on either side is a drawing room with a cast iron feature fireplace and a light-filled vaulted sitting room with French doors opening to the west-facing terrace. The kitchen comprises a wide range of wooden wall and base cabinetry, integrated appliances and a range cooker, with ample space to dine

alongside. Further is the part vaulted tucked-away family space with a large skylight and views to the garden and a well-appointed utility with WC and corresponding cabinetry.

The first floor houses an additional study, a stylish family bathroom and three bright bedrooms with a range of fitted furniture and feature fireplaces. The principal bedroom also enjoys tranquil garden views and a glossy en suite shower room.

Outside

A gravelled driveway beside the property offers plenty of parking space, with a mature hedge providing privacy, a section of front lawn and a gated stone-laid pathway leading up to the main home. The attractive rear garden benefits from a south-westerly aspect and comprises a generous level lawn surrounded by fencing and a wealth of established trees, shrub borders and hedging with a garden store. A paved terrace spanning the width of the home offers the ideal sun spot for al fresco dining.

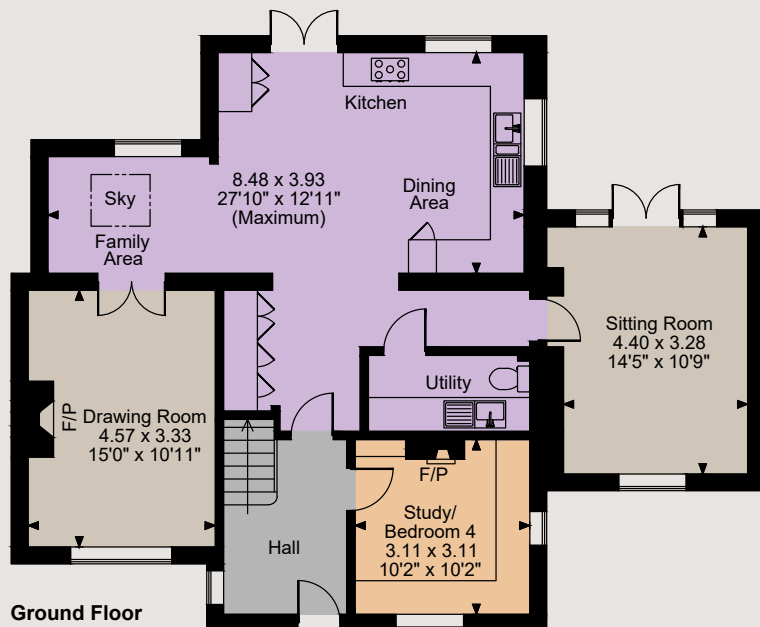
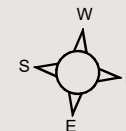
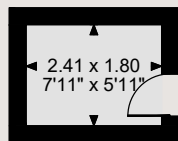
Location

The Abbots and Grey Hemmingfords are highly sought-after and thriving village settings, together offering a wealth of facilities, including a shop, Post Office, popular public houses, village hall and recreational amenities. There are several well-regarded schools within easy reach, with nearby St Neots and the university city of Cambridge providing a comprehensive range of additional cultural, leisure and shopping facilities. Huntingdon Station offers fast London rail links and convenient road connections are available via the A1 and A14 to the M11 and M1 motorways.

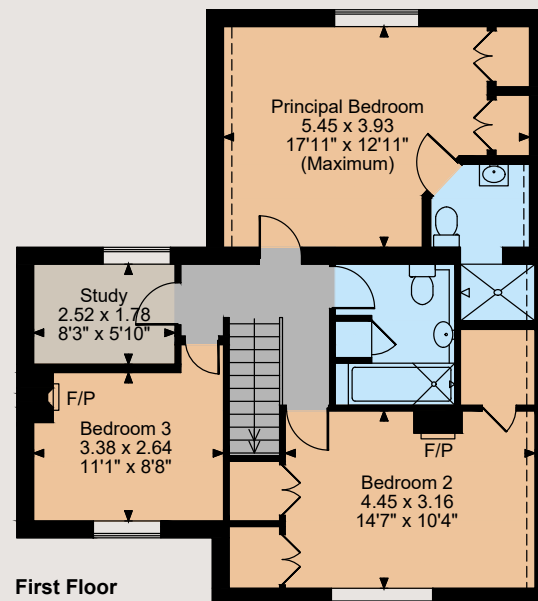




Floorplans
House internal area 1,746 sq ft (162 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

Heading north west on the A14 from Cambridge, exit at junction 24 and take the fourth exit at the roundabout. Continue to follow signs along Huntingdon Road (A1307) for 5.4 miles before taking the exit at junction 25 to Hemingford Abbots. Follow Rideaway and continue for a mile, turning right onto the High Street, where the property will be on the left.

General

Local Authority: Huntingdonshire District Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band D

Tenure: Freehold

Offers in region of: £750,000

Cambridge

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