


Regent House


Rusts Lane, Alconbury, Huntingdon





Former 18th Century Game Keepers cottage fully modernised and extended in grounds of 2.4 acres.


Regent House has been fully modernised and substantially extended by the present owners and offers contemporary family accommodation arranged over two floors. The main house comprises five double bedrooms with four bathrooms and five reception rooms with a spectacular kitchen and orangery. An attached annexe with two bedrooms gives the opportunity of multi generational living.


**8 RECEPTION ROOMS**


**7 BEDROOMS**


**5 BATHROOMS**


**DOUBLE GARAGE**

**2.4 ACRES**

**FREEHOLD**

**EDGE OF VILLAGE**

**5,539 SQ FT**

**GUIDE PRICE £1,750,000**

The property

Formerly a Game Keepers cottage, Regent House has been substantially improved and extended to provide a contemporary family home blending outdoor and indoor living accommodation.

An impressive double height entrance hall has a full height double glazed window to the front aspect, a feature fireplace and a modern open tread oak and steel staircase to a galleried landing. There is also a useful boot room. To the left a spacious sitting room has a feature fireplace with woodburning stove, window to the front aspect and bifold doors to the rear. A door from the sitting room opens to a shared utility room , fitted with a range of base units and having a tiled floor and windows to two aspects. A door from the utility room gives you access into the kitchen of the annexe, but this can be locked for additional privacy. The sitting room continues into the library and beyond into an L shaped study with sufficient space for two to work from. It has wooden flooring and bi fold doors with views across the rear gardens. A snug is located in the centre of the house

overlooking the rear terrace and has wooden flooring and bi fold doors. The remaining accommodation to the right of the property has a cloakroom, dining room with views over the substantial front garden; and a spectacular fitted kitchen. This has a range of wooden cabinets with quartz surfaces and tiled surrounds, integrated appliances, including double ovens and hob with extractor, a space for an American fridge /freezer and an Aga. A central island has a granite surface and Quooker tap with sink. There is a double glazed window to the rear. A door to the side leads to the Orangery with large sky lanterns flooding the room with natural light, bifold door to the rear onto the terrace and two windows to the side aspect. The first floor has a galleried landing leading to the principal bedroom suite. This comprises a dressing room with a full range of fitted wardrobes, air conditioning and a fully tiled en-suite four piece bathroom. Four further double bedrooms are located on this floor, two having fully tiled en suite shower rooms, and one having French doors opening onto a rear balcony. There is also a family bathroom.





Regent Annexe

Regent Annexe offers the perfect space for multigeneration living or the ideal additional income stream. Accessed by its own front door but still connected to the main property via the utility room it gives the perfect blend of comfort and privacy. Approached via an entrance hall and ground floor cloakroom, accommodation comprises a fitted kitchen with a range cooker and a back door which leads out onto decking, a sitting room with fireplace and separate dining room with French doors to the rear. The first floor has two double bedrooms and a family bathroom.

Outside

With plenty of kerb appeal, Regent House is situated some distance from the road and is approached through double wrought iron gates over a sweeping driveway and gravelled frontage allowing private parking for at least 6 cars. The driveway provides access to a detached double garage with external stairs rising to a first-floor gym/office/playroom. The garden surrounding the property is laid mainly

to level lawn and features numerous seating areas, a large pond and paved and decked terraces, the whole interspersed with and screened by mature trees creating a feeling of seclusion and an ideal space for entertaining, al fresco dining and relaxation.

Location

The historic Cambridgeshire village of Alconbury has a thriving community spirit and offers a wide range of amenities including a church, convenience store, pharmacy, Post Office, GP surgery, primary school, public house and a sports/social club with cricket and football teams. Alconbury Weald is an up-and-coming development with woodland walks and offers amenities including a fitness centre, restaurant and local shops. The nearby market town of Huntingdon offers a wider range of amenities including independent and high street shopping, supermarkets, dental and GP surgeries, a hospital, leisure centre and numerous restaurants, cafés and pubs. More extensive shopping, cultural and leisure facilities are available in Cambridge. Communications links are excellent, Huntingdon station provides regular fast trains to London and the nearby A1 and A14 offer links to the



Distances

- A1(M) (B1043 exit) 1.1 miles
- A14 (Jct 22) 4.3 miles
- Huntingdon 5.0 miles
- Cambridge 25.4 miles
- London Stansted Airport 50.0 miles
- Central London 82.9 miles
- Gatwick 114 miles

Nearby Stations

- Huntingdon

Key Locations

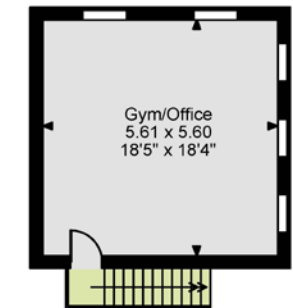
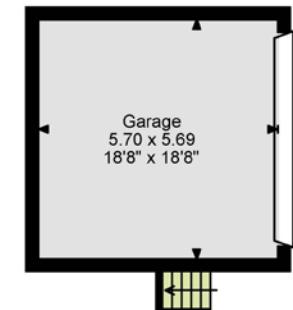
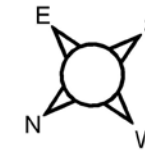
- Houghton Mill
- Peckover House and Garden
- Stamford
- Cambridge
- Rutland County Museum
- Grafham Water
- Cromwell Museum

Nearby Schools

- Kimbolton
- Whitehall
- Laxton Junior
- Oundle
- Stamford School
- Peterborough High School

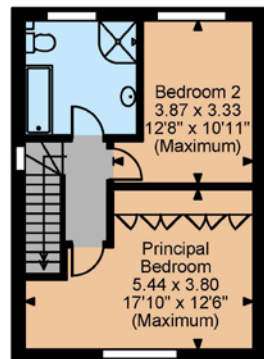






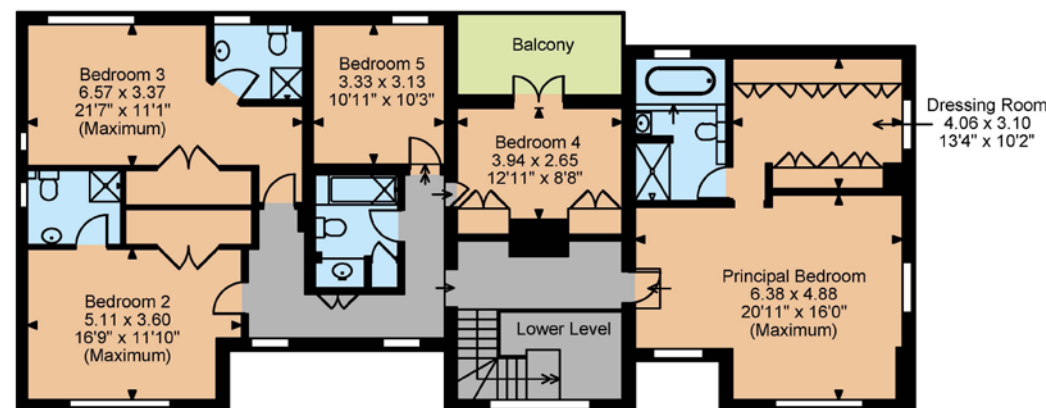
Floor Above Garage

Annexe



Annexe First Floor

Ground Floor



First Floor

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

House internal area 4,336 sq ft (403 sq m)

Annexe internal area 1,203 sq ft (112 sqm)

Garage internal area 687 sq ft (63 sqm)

Total internal area 6,226 sq ft (578 sqm)

Plot size

2.425 Acres

Directions

PE28 4DN

what3words: ///blemishes.plans.gets - brings you to the driveway

General

Local Authority: Huntingdonshire District Council

Services: Mains electricity and water. Air Source heat pump. Private drainage (water treatment plant constructed in January 2024). 38 Solar panels offering 9.12 kws. Smart technology controls the lights and heating. CCTV and an alarm is fitted at the property.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

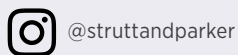
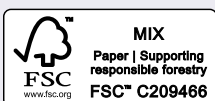
Cambridge

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