



Old Rectory

Sawpit Lane, Hamerton, Huntingdon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached 5-6 bedroom period property with tennis court and 2 acres located at the heart of a sought-after village

A handsome generously-proportioned family home combining period features including high ceilings and casement glazing with some original window shuttering with elegant décor and quality fixtures and fittings throughout. It is located at the heart of a desirable, highly-convenient village, near to local and town centre amenities and the road network.



4 RECEPTION ROOMS



5-6 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



2 ACRES



FREEHOLD



VILLAGE



4,298 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Old Rectory is a handsome family home offering 4,298 sq. ft of light-filled, flexible accommodation arranged over three floors. Configured to provide an elegant and practical living and entertaining environment, maximising the stunning far-reaching views, it sensitively combines modern amenities with period features including generously-proportioned rooms, high ceilings, casement glazing and some original window shuttering. The accommodation flows from reception and inner halls, the former with a cloakroom. It comprises drawing and dining rooms, the former with a large bay window and French doors to the terrace and both with feature fireplaces, together with study and sitting rooms, the latter with feature fireplace and a door to a rear hall with terrace access. The ground floor accommodation is completed by a kitchen/breakfast room with a range of wall and base units, a breakfast bar, an Aga and a breakfast room with full-height glazing, bespoke storage and a neighbouring fitted utility room with courtyard access, a Belfast sink and inter-connecting pantry. The property also benefits from generous cellarage,

suitable for a variety of uses.

Stairs rise from the reception and inner halls to a first floor landing, lit by a large sky lantern and giving access to a principal bedroom with French doors to a Juliet balcony, fitted storage and an en suite bathroom with twin sinks, freestanding bath and separate shower. The first floor also provides two inter-connecting bedrooms, one with a fireplace and en suite shower room, two further bedrooms, both with fitted storage, a music room, suitable for use as a sixth bedroom, and a family bathroom with bath, shower and separate neighbouring WC.



Outside

Old Rectory is approached through double five bar gates over a gravelled driveway with turning circle and over a part-walled concreted forecourt providing private parking and giving access to a double garage with an attached store and internal stairs rising to a vaulted first floor room over. The formal garden surrounding the property is laid mainly to level and gently-sloping lawn bordered by well-stocked flower and shrub beds and mature specimen trees. It features numerous seating areas, an all-weather tennis court and a spacious raised paved rear terrace, the whole ideal for entertaining and al fresco dining and enjoying far-reaching views over the property's remaining acreage and surrounding countryside.

Lot 2

There is an additional 14.4 acres available by separate negotiation at a guide price of £200,000.

Location

The small historic Cambridgeshire village of Hamerton has a zoo and a church neighbouring the property. Day-to-day amenities are available in nearby villages including Alconbury, which has a convenience store with pharmacy, Post Office, GP surgery, primary school, pub and sports and social club with cricket and football teams. The nearby market town of Oundle offers more comprehensive amenities including independent and high street shopping, supermarkets, dental and GP surgeries, leisure centre, services and numerous restaurants, cafés and pubs. More extensive shopping, cultural and leisure facilities are available in Cambridge. Transportation links are excellent: Huntingdon station (9.9 miles) provides regular fast trains to London and the nearby north-south A1(M) and east-west A14 offer links to major regional centres and the motorway network.



Distances

- Alconbury 4.8 miles
- Oundle 9.3 miles
- Peterborough 10.0 miles
- Huntingdon 11.2 miles
- Cambridge 27.3 miles
- London Stansted Airport 53.0 miles

Nearby Stations

- Huntingdon

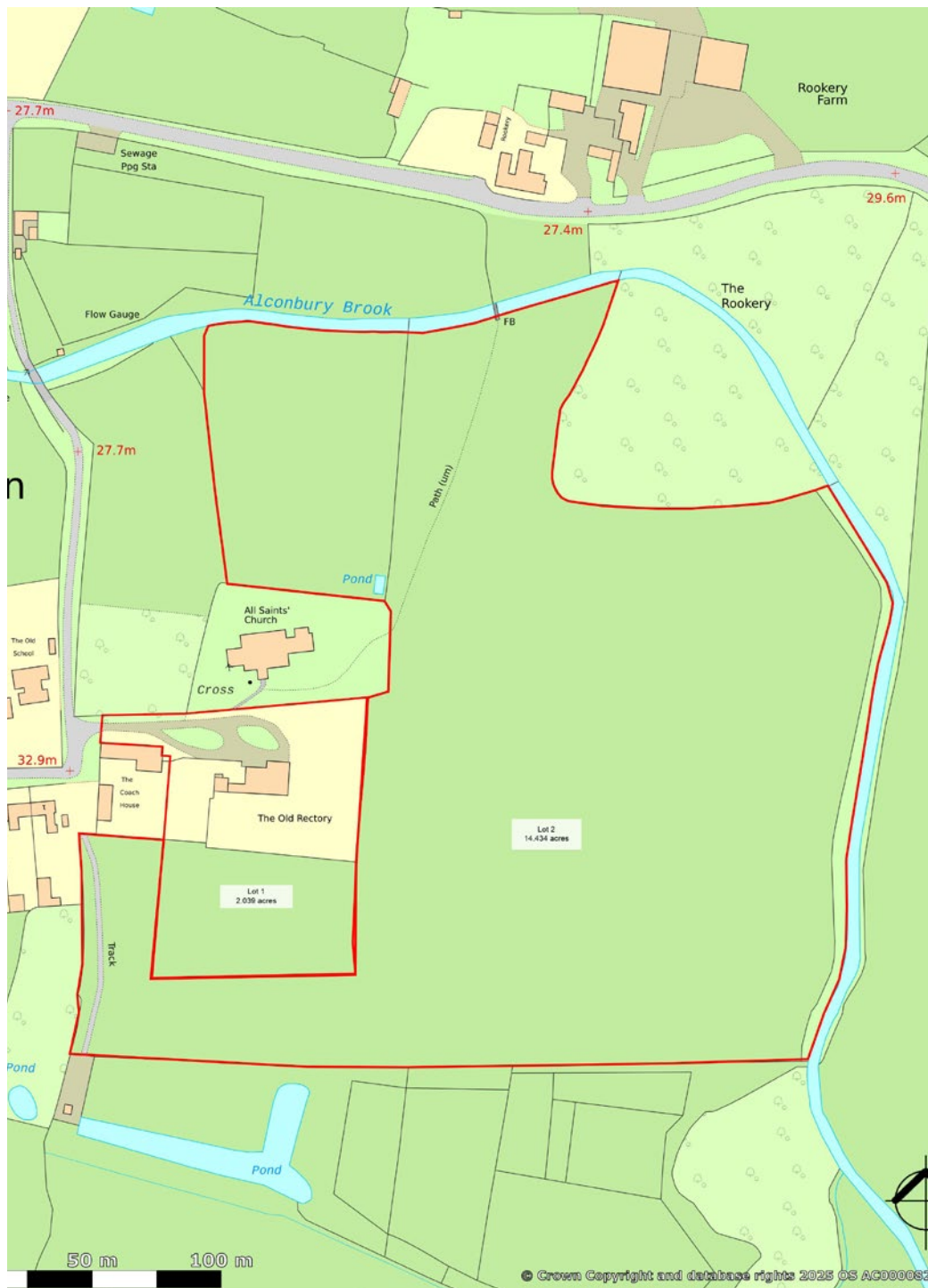
Key Locations

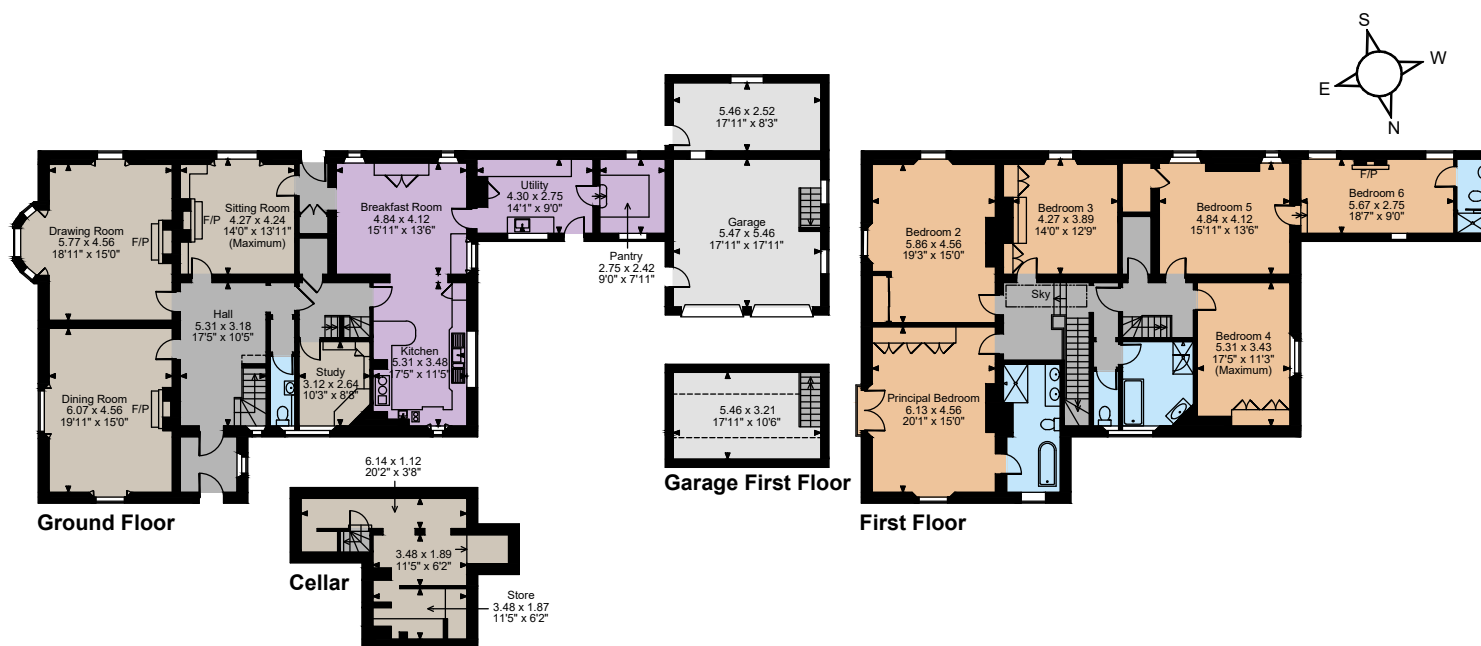
- Houghton Mill
- Peckover House and Garden
- Wellingborough Museum
- The Higgins Bedford
- Rutland County Museum

Nearby Schools

- Kimbolton
- Whitehall
- Laxton Junior
- Oundle







Floorplans

House internal area 4,298 sq ft (399 sq m)

For identification purposes only.

Directions

PE28 5QS

what3words: ///booster.pizzeria.glassware - brings you to the driveway

General

Local Authority: Huntingdon

Services: Mains water, electricity. Drainage is currently a septic tank but is due to be connected to the mains supply September 2025.

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

Council Tax: Band G

EPC Rating: F

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

□ □ □ Denotes restricted head height

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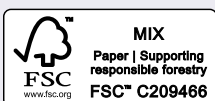
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