

**Mallard Cottage**  
**1 Manor Court**  
**Kings Ripton**  
**PE28 2NY**  
**£750,000**



Oliver James

# Floorplans



Total Area: 188.9 m<sup>2</sup> ... 2033 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## OVERVIEW

- Modern, thatched detached family home.
- Four bedrooms.
- Two en-suite shower rooms.
- A total plot size of 0.27 acres (1,092.00 Sq.m.)
- Refitted contemporary kitchen with integrated appliances.
- Village location within 5 miles of Huntingdon train station.
- Countryside views to the rear.
- Well manicured westerly facing rear garden.
- Triple garaging with potential for conversion (subject to consent)
- Epc: c.

## LOCATION

Kings Ripton is a small village just outside Huntingdon with a thriving, friendly community: clubs and social events are held in the Village Hall, a quaint converted Victorian school, and the village is home to the beautiful 13th Century St Peter's Church. The neighbouring village of Abbots Ripton provides for a well-regarded primary school, public house, Post Office and shop. A large supermarket, small retail park, restaurants, gym and cinema complex are also within a few minutes' drive. Kings Ripton offers quick and easy access to the A1 and A14 while Huntingdon railway station, 4 miles away, provides for fast services into London. The Cambridgeshire guided busway connects Huntingdon to Cambridge via St Ives.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 2033 sq/ft (188 sq/metres).

## PLOT SIZE

The Total Plot Size is 0.27 Acres (1,092.00 sq/metres).

## THATCHED ROOF

Being constructed from Norfolk reed and benefiting from of a new ridge installed by local master thatchers, Dodson Brothers, in July 2021.

## ENTRANCE HALL

Open Storm porch. Double-glazed window to front elevation. Radiator. Security alarm control panel. Stairs to the first floor with an under-stair storage cupboard. Telephone point. Amtico flooring. Smoke alarm.

## CLOAKROOM

Fitted with a two-piece suite comprising low-level WC and pedestal wash hand basin. Extractor fan. Heated towel rail. Tiled surrounds. Amtico flooring.

## LIVING ROOM 16' 4" x 15' 10" (4.97m x 4.83m)

Double-glazed French doors to rear elevation. Double-glazed windows to rear and side elevations. A lovely feature central inglenook fireplace with bressummer beam over, cast iron dog basket with metal canopy and stone hearth (gas point connected). Three radiators. Wall lighting points. TV point & Sky connection. Amtico flooring.

## DINING ROOM 12' 9" x 12' 1" (3.89m x 3.68m)

Two double-glazed windows and double-glazed French doors to side elevation. Two radiators. Wall lighting points. Amtico flooring.

## FAMILY ROOM 10' 6" x 9' 11" (3.20m x 3.03m)

Double-glazed windows to side elevation and double-glazed French doors to rear elevation. Radiator. TV point.

## STUDY 10' 5" x 6' 10" (3.18m x 2.08m)

Double-glazed windows to front and side elevations. Telephone point. Radiator.

## INNER HALL

Double-glazed French doors to side elevation. Radiator. Amtico flooring. Smoke alarm.

## KITCHEN BREAKFAST ROOM 12' 6" x 11' 6" (3.81m x 3.50m)

Refitted with a range of contemporary base and wall-mounted cupboard units with seamless Corian work-surfaces. Stainless steel sink unit with mixer tap. Integrated AEG fridge/freezer. Integrated AEG dishwasher. Two full-size electric AEG ovens. AEG Induction hob with extractor fan over. Glass splash-back. Double-glazed windows to front elevation. Downlights. Under-cupboard lighting. TV and telephone points. Radiator. Amtico flooring.

## INNER LOBBY

Walk-in pantry cupboard. Downlights. Amtico flooring.

## UTILITY ROOM 5' 6" x 5' 3" (1.67m x 1.60m)

Fitted with a work-surface with plumbing for a washing machine and space for tumble dryer under. Wall-mounted Vaillant gas fired central heating boiler, re-fitted in 2013. Wall-mounted cupboard units with integrated microwave. Part-glazed door to rear elevation. Radiator. Mains fuse box. Amtico flooring.

## LANDING

Double glazed windows to front and side elevations. Airing cupboard housing hot water tank and shelving. Radiator. Two smoke alarms.

## PRINCIPAL BEDROOM 15' 11" x 12' 1" (4.85m x 3.69m)

Double-glazed window to rear elevation. Two double built-in wardrobes. A range of base cupboard units. Radiator. TV and telephone points.

## DRESSING AREA

## EN SUITE BATHROOM

Re-fitted with a four-piece suite comprising low-level WC, two wash hand basins with inset vanity cupboards underneath and 'P' bath with shower over. Heated towel rail. Extractor fan. Inset mirror. Dual-voltage shaver point. Tiled surrounds. Amtico flooring.

## GUEST BEDROOM 12' 8" x 11' 1" (3.86m x 3.39m)

Double-glazed window to front elevation. Built-in double wardrobe. Radiator. TV point.

## GUEST EN SUITE SHOWER ROOM

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and shower enclosure with Aqualisa shower. Obscured double-glazed window to side elevation. Heated towel rail. Extractor fan. Dual-voltage shaver point. Tiled surrounds. Amtico flooring.





### **BEDROOM 3** 11' 2" x 9' 2" (3.40m x 2.79m)

Double-glazed window to side elevation. Built-in double wardrobe. Radiator.

### **BEDROOM 4** 10' 8" x 8' 10" (3.25m x 2.68m)

Double-glazed window to rear elevation. Built-in wardrobe. Radiator. TV point. Loft access to part-boarded loft space with power and lighting.

### **FAMILY BATHROOM**

Fitted with a four-piece suite comprising low-level WC, pedestal wash hand basin, shower enclosure with Aqualisa shower and panelled bath with mixer tap and telephone shower attachment. Obscured double-glazed window to front elevation. Dual-voltage shaver point. Tiled surrounds. Amtico flooring.

### **GARAGING**

Tiled and timber clad triple garage. The double garage measures 19' 1" x 18' 5" (5.81m x 5.61m) with twin up and over doors to the front elevation, power, lighting and eaves storage space. The adjoining single garage measures 19' 1" x 9' 1" (5.81m x 2.76m) with up and over door to front elevation, power and lighting and eaves storage space. Subject to the relevant consent, the garage offers great potential for conversion to additional accommodation or home office space.

### **EXTERNAL**

The property sits on a total plot of 0.27 acres with a gravel driveway to the front providing ample parking for several vehicles. Outside tap. Security lighting to front. Front lawn with shrub border. Gated access to both sides leads to the rear and side gardens which are fully enclosed and laid to lawn with shrub and flower borders. Patio seating areas. Large mature, natural pond securely enclosed by fencing. Security lighting to rear. Greenhouse with power and light connection. Extensive countryside views to the rear.

**TENURE** The tenure of the Property is Freehold.

**COUNCIL TAX** The Council Tax for the property is G (£3,208 p/a).

### **AGENTS NOTES**

These particulars whilst believed to be correct at the time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

### **ANTI MONEY LAUNDERING REGULATIONS**

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







## An Overview...

*Built in 2000, 'Mallard Cottage' is a detached, thatched family home, located in the village of Kings Ripton. The property benefits from a refitted kitchen and a new ridge to the thatched roof. The property sits on a mature plot of 0.27 acres with triple garaging to the front and open countryside views to the rear.*

### Local Amenities:

Doctors: 3.2 miles

Supermarket: 2.4 miles

Train Station: 4 miles

Primary School: 3.5 miles

Secondary School: 3.2 miles

### Buyer's Notes

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