



22 Eltisley Road
Great Gransden | Sandy | Cambridgeshire | SG19 3AR

FINE & COUNTRY

22 ELTISLEY ROAD







KEY FEATURES

A beautifully presented home, ideally situated in a highly sought-after Cambridgeshire village. Boasting wonderful views of open fields, this property offers the perfect combination of tranquillity and convenience. Exceptional schooling, village amenities, and excellent rail services providing easy access to London, are all within easy reach. Upon entering, you are greeted by an impressive entrance hall featuring a galleried landing above. This sets the tone for the entire property, showcasing its spacious and light-filled rooms adorned with traditional features. The generous living room is a standout feature, complete with an open brick inglenook fireplace and a charming timber bressummer. As you step to the side of the fireplace, there are doors open onto the west-facing side garden and access to the kitchen dining family room.

The open-plan kitchen, dining, and family room create a fantastic space for entertaining guests. With a wood-burning stove and double doors leading to the garden, this area effortlessly connects the interior and rear garden. Additionally, a utility room and cloakroom provide added convenience on the ground floor.

On the first floor, the galleried landing opens up to reveal four inviting bedrooms, including the principal bedroom with an ensuite bathroom and built-in wardrobes. A well-appointed family bathroom completes this floor, ensuring comfort and convenience for the whole family.

Moving outside, a brick-edged gravel driveway offers ample parking space and easy access to the garage. The front of the property is adorned with well-maintained lawns and mature planting, providing both privacy and curb appeal. The rear garden is a true oasis, offering stunning views of the open fields. With a large patio, lawn, and beautifully stocked flower beds, this space is perfect for outdoor relaxation and entertaining. The abundance of mature trees serves as a green backdrop, adding to the overall sense of privacy and tranquillity.













SELLER INSIGHT

“ Situated in a sought-after location in the pretty village of Great Gransden is this lovely four-bedroom Potton home, which boasts a large and extremely attractive garden. “Before moving to this house ten and a half years ago, my wife and I were living in Cambourne,” says the owner. “We’d enjoyed our time there, but over the years the village had expanded quite considerably and as a result it had become increasingly busy. We craved somewhere quieter, not totally out in the sticks, but somewhere we could enjoy peaceful countryside living. We’d actually lived in Great Gransden before moving to Cambourne, and it’s a lovely place with a little shop, a cosy pub and a fantastic sense of community. It was also very convenient for my wife who back when we moved here was commuting into London. She could drive over to St Neots, hop on the train and arrive at St Pancras in just over an hour.”

“In terms of the house itself, we loved the fact that it has all the benefits of a modern home, but all the character and charm of a period property. The layout is very open plan so there’s a lovely feeling of space, and the interior has a cottage style with oak beams, exposed brickwork and a gorgeous inglenook in the main living area. The property as a whole was in fairly good condition when we purchased it, but over time we’ve made lots of changes that have enhanced it no end. We refurbished all of the bathrooms, updated the kitchen, had new flooring laid and we also had a heat pump installed and all the windows are now double glazed so it’s much more energy efficient.”

“The house sits on around 0.2 of an acre so we have a lovely big garden that’s filled with an array of really attractive and very mature plants. We tend to have the trees trimmed back every two or three years to let in the light, but the garden is a real suntrap so those trees provide some lovely shady spots during the hot summer months. During our time here we’ve had a large patio installed, which is a very peaceful place where I like to sit and watch the many birds that visit the garden, as well as the red kites and buzzards that are often hovering overhead.”

“When the family come to visit everyone usually gravitates to the kitchen, but in the evening I like spending time in the lounge. It’s the room with the inglenook and open fire, and when that’s roaring away it takes on a really cosy atmosphere.”

“The house is nicely set back from the road, and to the side of the property is a big open field – where the Great Gransden Show is held every year – so we’ve always enjoyed a good degree of privacy and the outlook from the back of the house is wonderfully leafy and green. However, it only takes around ten minutes to drive into St Neots, and there you can find just about everything you might want or need.”

“We have two dogs and the surrounding countryside is a wonderful place to take them on long walks. However, when it’s raining they tend to get quite muddy so we decided to have a dog shower installed in the utility room, and I must say it’s been an absolute godsend.”

“I’ll be sad to leave the house, it’s been a lovely home, but it’s the village and all of the friends we made during our time here that I’ll miss most,” says the owner.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Village information

If you love the idea of a quintessentially English village the popular and sought-after village of Great Gransden could be for you. Great Gransden is well known for its many attractive period homes and picturesque views. Surrounded by undulating countryside it is conveniently located for Cambridge, St Neots and Bedford. It has a thriving community with a primary school, playgroup and children's nursery, a new sports centre and sports fields with a pavilion, a playground with tennis and bowls facilities, plus a village shop. St Neots, about 7.5 miles away, has a bustling high street, weekly market and a variety of sports and leisure facilities.

Transport

Great Gransden has easy access to the A428 St Neots/Cambridge route with links into the M11, A14 and A1(M) and the wider national motorway network. The nearby town of St Neots has a mainline train station providing regular fast trains into London King's Cross in about 40 minutes.

Schools

Great Gransden has its own well-regarded primary school, Barnabas Oley CofE Primary with the nearest secondary education at the equally well-regarded Cambourne Village College (3.5 miles) and Comberton Village College (6.5 miles). Kimbolton School, an independent co-educational day and boarding school is about 15 miles away and has a dedicated school bus service from Great Gransden. Cambridge has a wide selection of highly sought-after independent primary and secondary schools including Kings College and The Perse.

INFORMATION

- Sought After & Well Served Village
- Excellent Schooling
- Open Field Views
- Open Plan Kitchen Dining Family Room
- Easy Access to Cambridge & London

Agents Notes

Tenure: Freehold

Year Built: Modern

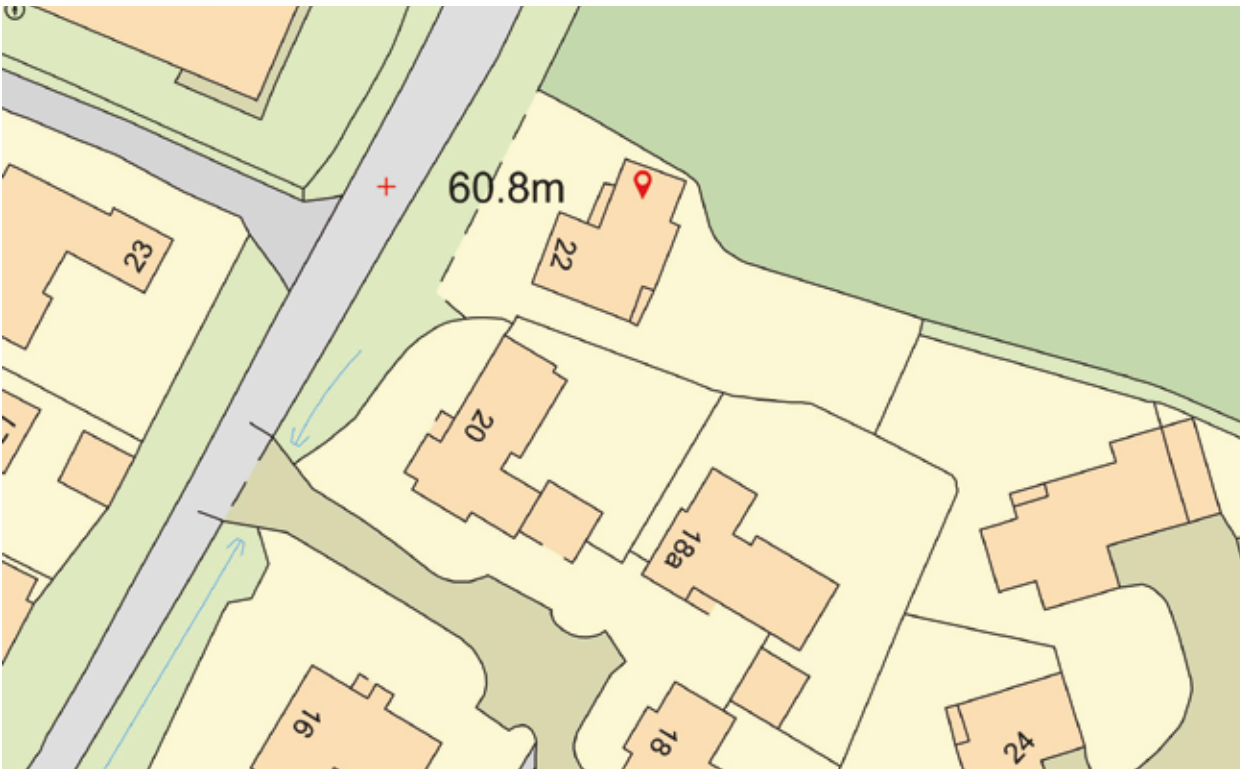
EPC: D

Local Authority: Huntingdonshire District Council

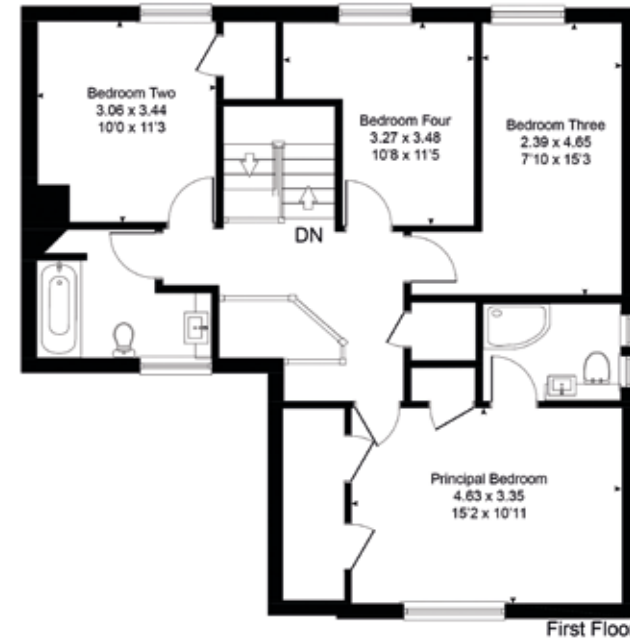
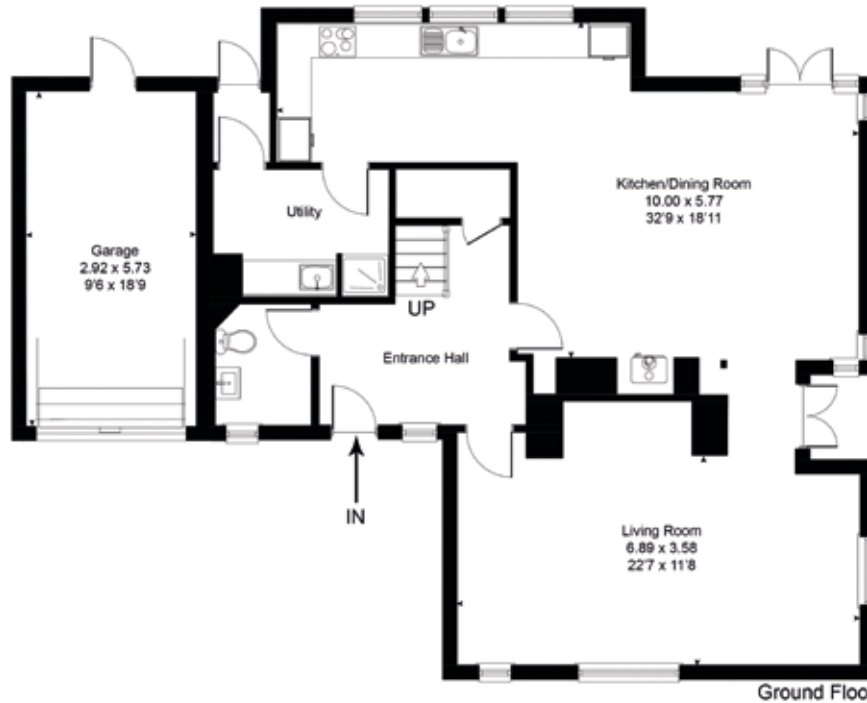
Council Tax Band: F

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country or Thomas Morris Sales & Lettings.



Eltisley Road, Great Gransden, Sandy SG19 3AR
 Approximate Gross Internal Area = 178 m² / 1916 ft²
 Garage = 17 m² / 183 ft²
 Total = 195 m² / 2099 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023



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FINE & COUNTRY

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