



Rosemary Cottage
High Street | Hemingford Abbots | Huntingdon | Cambridgeshire | PE28 9AH

ROSEMARY COTTAGE







KEY FEATURES

Located in the heart of one of Cambridgeshire's most coveted villages, this home is surprisingly spacious and has been significantly improved by the current owners. It boasts a generous south-west facing garden, creating a serene outdoor space. Immaculately transformed, this residence offers an unexpectedly roomy interior, making it ideal for both couples and families. The open plan kitchen and three expansive reception rooms come together to form an idyllic living space.

Both the study and living room feature inviting open fireplaces and are adjacent to a snug that opens onto the rear garden. There is also a utility/cloakroom. The large kitchen breakfast room also connects seamlessly to the rear garden, making it perfect for entertaining. With sleek Corian worksurfaces, it provides ample space for a dining table and a cozy family area.

Upstairs, the principal bedroom benefits from an en suite and built-in wardrobe, while the second bedroom, also with built-in wardrobes, includes an en suite cloakroom. Additionally, there is a family bathroom, serving the third and fourth bedroom.

Outside, the property is situated behind a mature hedge, with a path leading to the front door, alongside a lawn and a gravel drive that offers plenty of parking space. The south-west facing rear garden is predominantly laid to lawn and features mature hedging, ensuring privacy. The snug and kitchen open up to a spacious patio area.

















SELLER INSIGHT

“ Having lived in the village of Hemingford Abbots for 5 years already, we were keen to stay close by,” say the current owners of Rosemary Cottage. “We love living here and it is a place I know I wouldn’t want to leave. Thus we were delighted when Rosemary Cottage came onto the market: the location is prime, being right in the heart of the village. The village hall is next door so we feel part of community life, yet we have never heard any noise or nuisance since living here. This is such a lovely area - both peaceful and friendly - with a great pub over the road and not a lot of through traffic.”

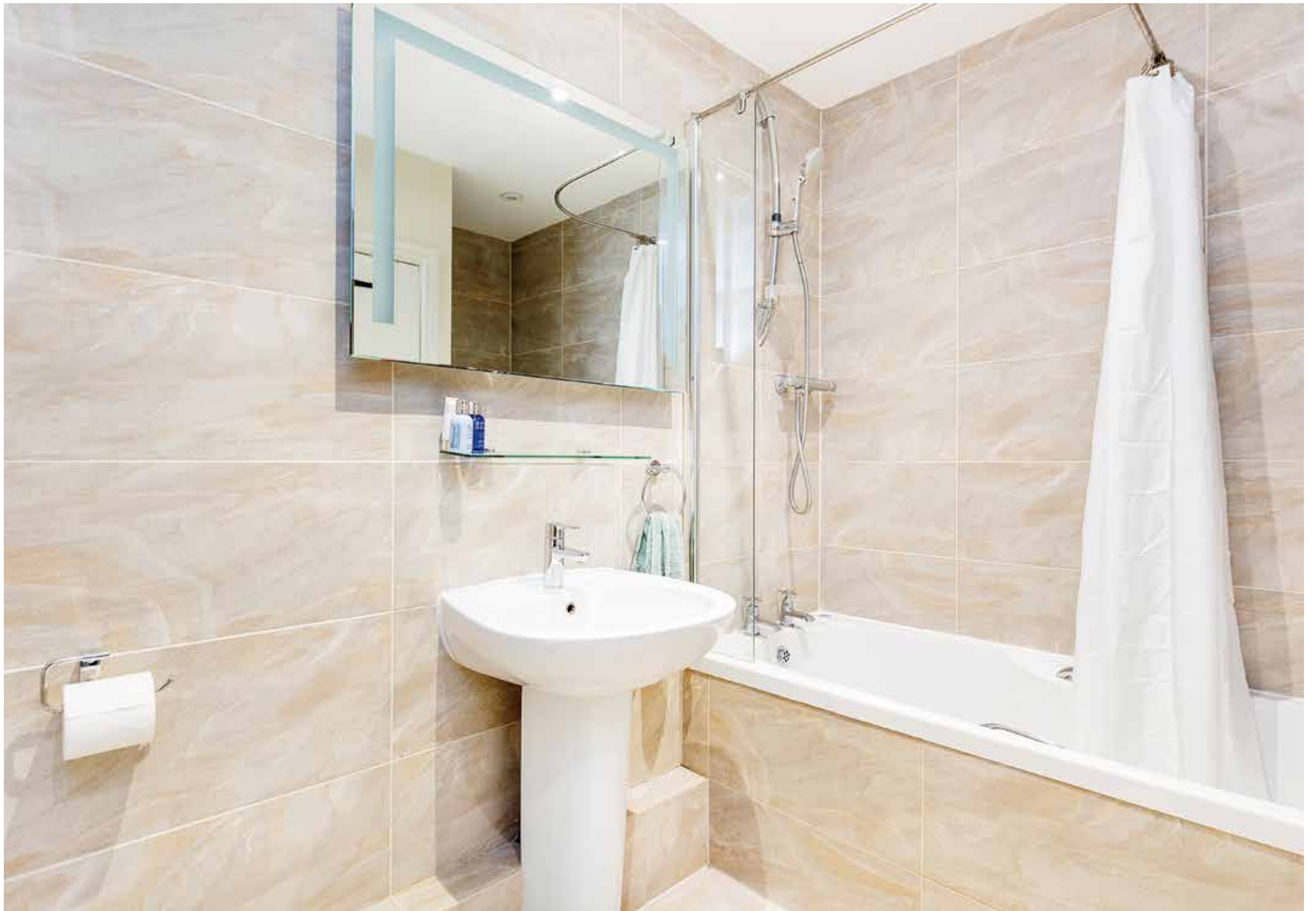
Since moving into this 1930s thatched cottage, the owners have made various improvements, bringing the home up to date whilst remaining in keeping with the original character of the property. “We have done quite a lot of modernising,” they say, “with new doors, windows, flooring, patio, and more. So, we now have a home with all the comforts of contemporary living, encased in a quintessentially English country cottage exterior. Our favourite room has always been the day room, with its vaulted ceiling and relaxed feel, looking out over the beautifully enclosed garden. Outside, the generous garden is a proper sun trap at all times of the day and surprising large for a central village property. We have ample space both indoors and out for everyday life and entertaining alike.”*

*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

The Hemingfords (Abbots and Grey) are situated along the banks of the River Great Ouse and are well-known as a very picturesque and sought-after Cambridgeshire village. Much of the villages are in a Conservation Area with many thatched cottages and barns and other architecturally important buildings such as the Grade I listed church with its spire being a landmark for miles around the Ouse valley.

Hemingford Abbots has excellent facilities: across the road from the “Axe & Compass” pub is the purpose-built Village Hall and playing field. The playing field with open grassland is equipped with modern children’s play equipment. The village shares many facilities with neighbouring Hemingford Grey: village shop, post office, primary school and sports pitches and the award winning “Cock” pub. Between the two villages there are a variety of clubs, societies and activities such as the annual Regatta and biennial Flower Festival.

Transport

The Hemingfords sit between the towns of Huntingdon and St Ives where a wider selection of shops, restaurants and leisure facilities are available. The newly modified A14 provides quick and easy access into Cambridge and links to the A1, M11 and the national motorway network. Huntingdon has a railway station, approx. 10 minutes’ drive away, with fast trains into London King’s Cross in approx. 50 minutes and links to the North via Peterborough whilst St Ives offers the Guided Busway service to the Cambridge Science Park and city centre.

Schools

There is a good selection of primary schools within 1-1.5 miles including: Hemingford Grey Primary. There are also several well-regarded secondary schools in the neighbouring towns such as Hinchingbrooke school in Huntingdon and St Ivo Academy in St Ives. Independent schools in Cambridge and Kimbolton are also within easy reach.



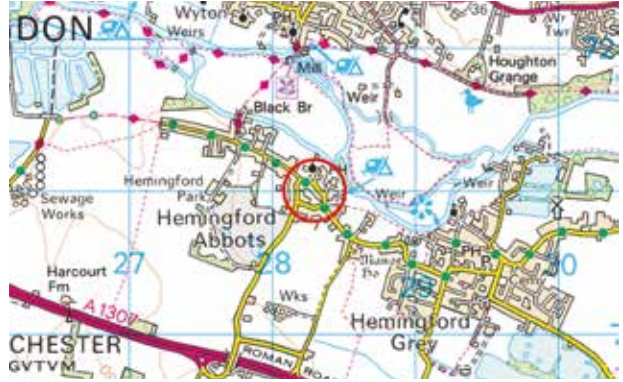
INFORMATION

- Immaculately Presented
- Expansive Living Space
- South-West Facing Garden
- Sought After Village
- Excellent Access to Cambridge
- Four Bedrooms

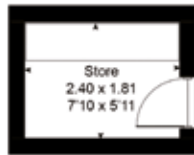
Agents Notes
 Tenure: Freehold
 Year Built: Circa 1930s
 EPC: C
 Local Authority: Huntingdonshire District Council
 Council Tax Band: D

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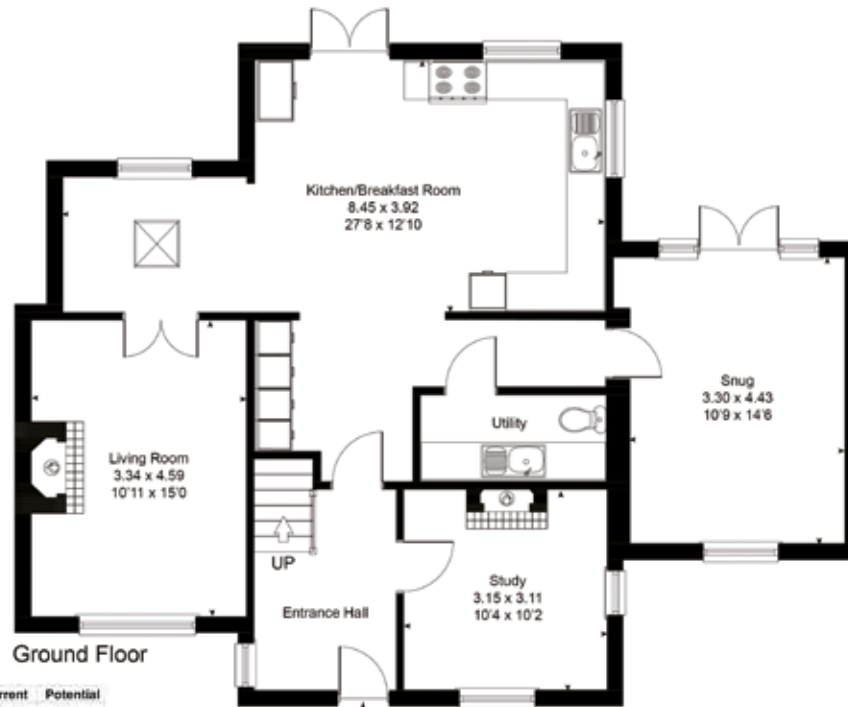
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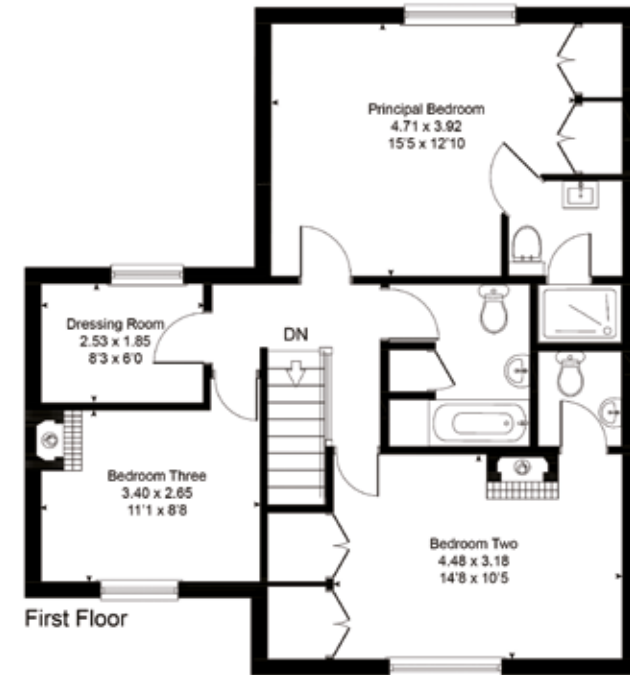
Rosemary Cottage, Hemingford Abbots, Huntingdon PE28 9AH
 Approximate Gross Internal Area = 161 m² / 1733 ft²
 Garden Store = 4 m² / 43 ft²
 Total = 165 m² / 1776 ft²



Garden Store



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
4 - 6 Market Square, St. Neots, Cambridgeshire PE19 2AW
0330 333 1060 | inresidence@fineandcountry.com

