



35 West Street  
Great Gransden | Sandy | Bedfordshire | SG19 3AU

FINE & COUNTRY

35 WEST STREET







# KEY FEATURES

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Nestled in the heart of the sought-after quintessentially English village of Great Gransden, this striking contemporary home boasts a stunning open-plan kitchen and scenic countryside views to the rear.

The remarkable open plan kitchen/dining room, with luxurious underfloor heating, and sitting room span the rear of the ground floor, creating an ideal space for entertaining and accommodating busy family life. Bifold doors seamlessly connect the west-facing garden with the interior, while an oversized skylight bathes the area in natural light. The sitting area features an open fire, perfect for cozy winter evenings.

Adjacent to this space are two additional reception rooms, including a vaulted family room with a galleried landing above. Also situated on the ground floor is a bedroom and shower room, along with a separate large office with external access through a boot room or utility space, which offers incredible flexibility, also providing the option to create an annexe for guests or intergenerational living.

Upstairs, the principal bedroom with an en suite overlooks the rear garden and enjoys countryside views. Two additional bedrooms share a refitted family bathroom with underfloor heating.

Outside, a spacious private drive ensures ample parking, turning space, and access to the double garage. The sunny rear garden, predominantly laid to grass, with a spacious patio, is complemented by a post and rail fence, allowing unobstructed views of the picturesque surroundings.















# SELLER INSIGHT

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“ The ground floor's highlight is an expansive open space combining kitchen, dining, and sitting areas – a perfect blend for both entertaining and accommodating a busy family life. Bifold doors seamlessly connect the west-facing garden, and an oversized skylight floods the area with natural light. The sitting area, featuring an open fire for cosy winter evenings, is complemented by two additional reception rooms, including a vaulted family room with a galleried landing. 'The layout has been brilliant for our family; it's given us plenty of space to be social while offering us quiet areas to work or study. In fact, it's so perfect that we are basing the design of our new house on the floorplan,' say the owners.

The downstairs' versatility is enhanced by a bedroom, shower room, utility, study, and office, with adjacent boot room. 'This layout allows great flexibility and offers the opportunity to create a fifth bedroom and en suite should it be required.' Half of the double garage has been converted into a very useful home gym. 'Beautiful views down the rear garden and beyond to open countryside connect the property to nature – we frequently see owls hunting and deer grazing in the field,' the owners add. 'We fell in love with this house at first sight and wouldn't be moving had we not been presented with the opportunity to build our own home.'

'One of the reasons we moved here was to be in the catchment for the excellent Comberton Village College. With a lovely warm village community and a fantastic primary school, with wraparound care, a safe walkable distance away, it's been a great home in which to bring up our children. Great Gransden offers a nearby pub, church, village hall, sports facilities, and a shop and post office. However, we are just minutes away from several towns, the splendour of Cambridge, railway stations, and good road networks. It's a very commutable location to base oneself.'\*

\*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 Multi Use Games Area and sports fields with a pavilion, a playground with tennis and bowls facilities, plus a village shop and post office. 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, Ofsted rated Outstanding. 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

- Open Plan Kitchen/Dining/Sitting Room
- Extensive Living Space
- Countryside Views
- Sought-After Village
- Excellent Schooling
- Great Access to Cambridge/London
- No Onward Chain

Agents Notes  
Tenure: Freehold  
Year Built: 1991  
EPC: D  
Local Authority: Huntingdonshire District Council  
Council Tax Band: G

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35 West Street, Great Gansden, Sandy SG19 3AU  
 Approximate Gross Internal Area = 220 m<sup>2</sup> / 2368 ft<sup>2</sup>  
 Garage = 27 m<sup>2</sup> / 290 ft<sup>2</sup>  
 Total = 247 m<sup>2</sup> / 2658 ft<sup>2</sup>



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

EPC Rating D



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# FINE & COUNTRY

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