



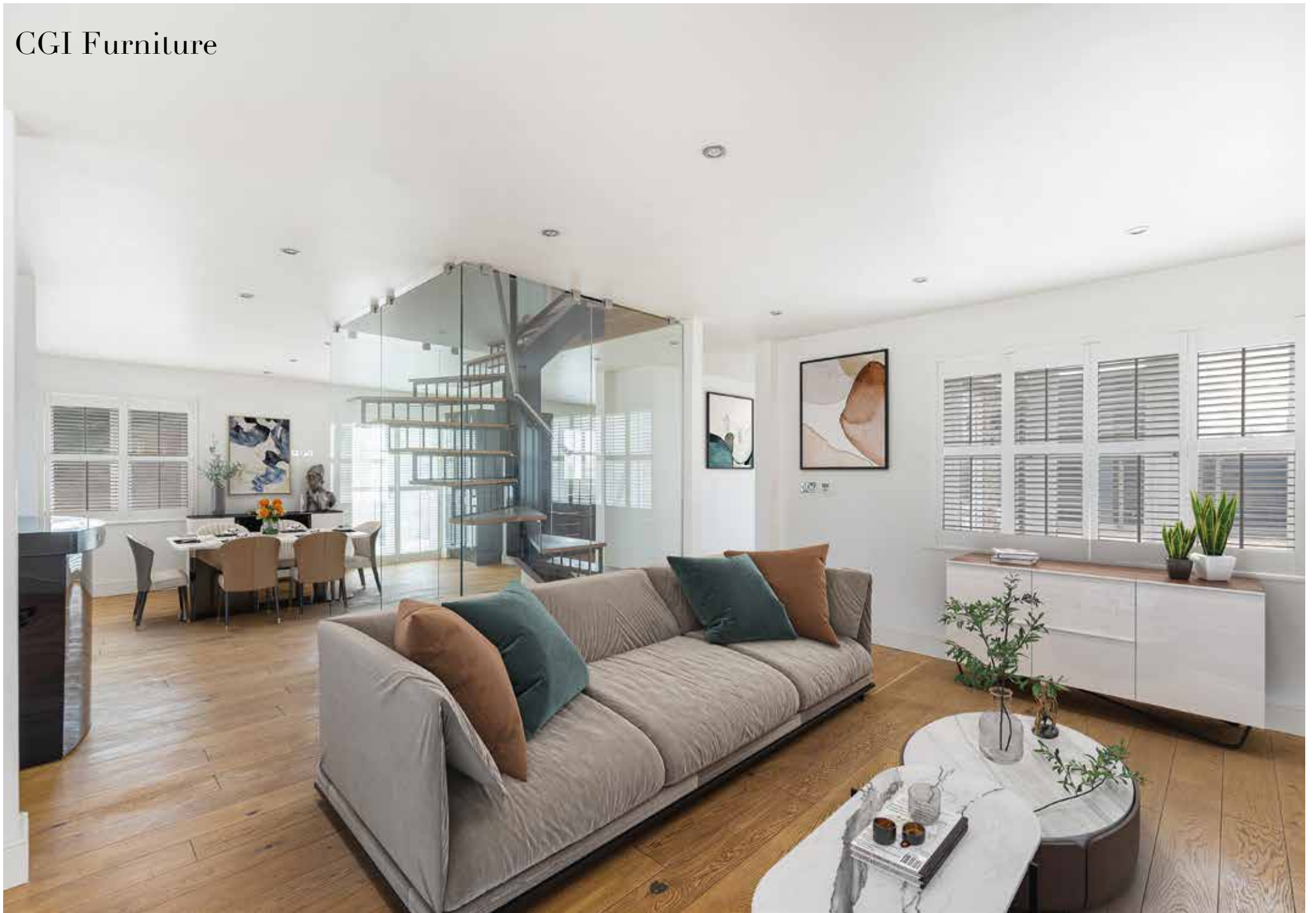
71 The Highway
Great Staughton | St. Neots | PE19 5DA

FINE & COUNTRY

71 THE HIGHWAY



CGI Furniture





KEY FEATURES

Individually designed contemporary home in a well-served village.

Enclosed by a brick wall providing exceptional privacy, this modern home is accessed via double powered wrought iron gates that open onto a generous driveway and garage. At the center of this unique property is an open-plan living dining area with a bespoke glass-enclosed staircase, doors to the garden, and a wood-burning stove. The luxury kitchen with solid woodwork surfaces is also part of the open-plan ground floor, making it perfect for entertaining and daily living. A separate utility room and cloakroom complete the ground floor. Upstairs, a large landing would make an ideal space to work from home. The principal bedroom suite boasts a dressing room and ensuite. The second bedroom also benefits from an ensuite, while the two remaining bedrooms share a family bathroom. The deceptively large garden wraps around the side and rear of the property, providing a spacious patio and lawn.

Within the village and walking distance, there is a wide selection of amenities, including a well-regarded primary school, two pub restaurants, a doctor's surgery, and a butcher's. A large park with tennis courts is also in the village, along with a plethora of country walks. For the active, nearby Grafham Water offers cycle routes and water sports. St. Neots, a short drive away, provides further amenities and a train station with regular services to London Kings Cross.













SELLER INSIGHT

“ The present owners Gerald and Liz built the house fifteen years ago. As a self-build project, Gerald was able to ensure the house was built to their exact specifications and finished to the highest standard. The house is a spacious, contemporary, chic and comfortable home and they have loved the lifestyle it has given them.

They enjoy the whole house but say a wow factor is the elegant glass stairwell in the centre of the house, whilst the open plan living area, flooded with light, is perfect for family relaxation. The wood burner ensures cosy winter warmth and in summer open the patio doors to invite the outside in. With its space and inviting ambience the house is brilliant for entertaining. The kitchen is slightly separate and is well designed for a keen cook and easy entertaining. The current owners enjoyed hosting summer al fresco meals for friends on the patio: which is when the pizza oven is put to very good use.

The four double bedrooms make the house an ideal family home. The main bedroom with its dressing room and en suite is the perfect adult sanctuary and the second en suite bedroom allows for easy guest accommodation.

The walled garden and the electric gates at the end of the driveway ensure total privacy and security. The garden is mainly laid to lawn and is a pleasing place to sit and enjoy the peace around you.

Great Staughton is a community minded village with a good selection of clubs. There is a primary school, two pubs and a restaurant. The village is only three miles from the A1, and there is a frequent rail service into St Pancras from St Neots, just over six miles away. Kimbolton with its public school is a six minute drive, and for work, shopping and leisure facilities historic Cambridge is easily accessed and nearby Graffam Water offers sailing, fishing, and many walks.

*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

Great Staughton offers excellent schooling and local amenities, including two local pubs, doctors' surgery with pharmacy, butchers, post office, village hall and playing field, two tennis courts and a children's playground. The hall hosts many clubs and societies from amateur dramatics to flower arranging. The village has a pre-school and a primary school, which feed into secondary schools in St Neots. Little Staughton boasts a 17th Century family-run pub, Chapel and several farm shops, including Top End Farm with a campsite and convenience store. Nearby Kimbolton is home to the well-regarded private school, where the swimming pool is also open to the public, while further private schools can be found in the town of Bedford.

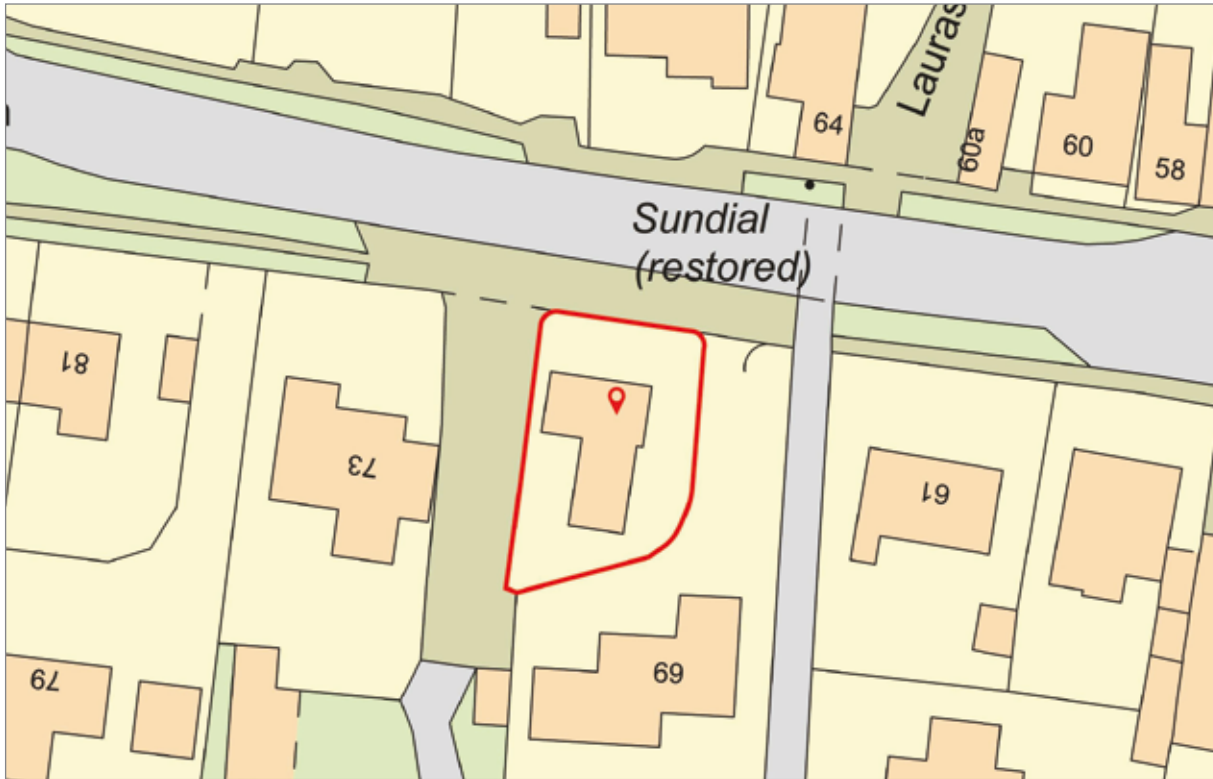
Transport

St Neots town is 15 minutes' away, offering trains into London Kings Cross from 50 minutes, whilst Cambridge is a 40 minute drive away (26 miles)

Education

Great Staughton Primary, Ofsted rated Good
Longsands Academy, St Neots

INFORMATION



- No Onward Chain
- Principal Bedroom with Dressing Room and En Suite
- Individual Modern Home
- Driveway with Electric Entrance Gates
- Garage
- Excellent Access to London

Agents Notes

Tenure: Freehold

Year Built: 2009

EPC: C

Local Authority: Huntingdon District Council

Council Tax Band: E

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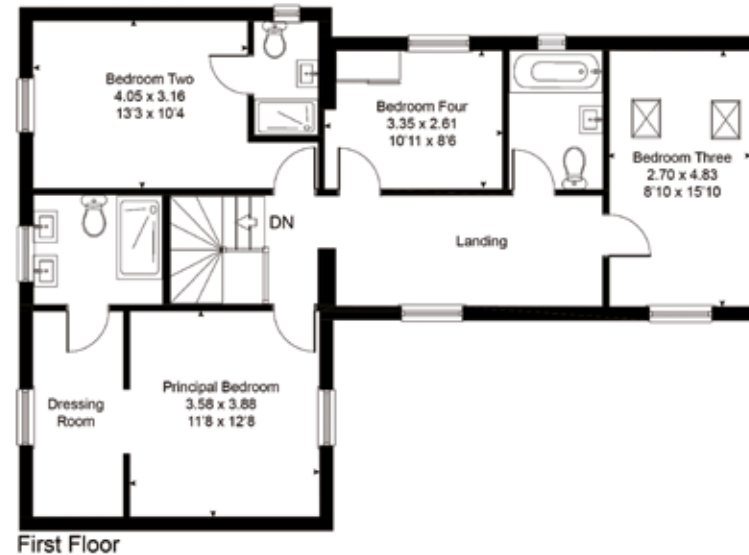
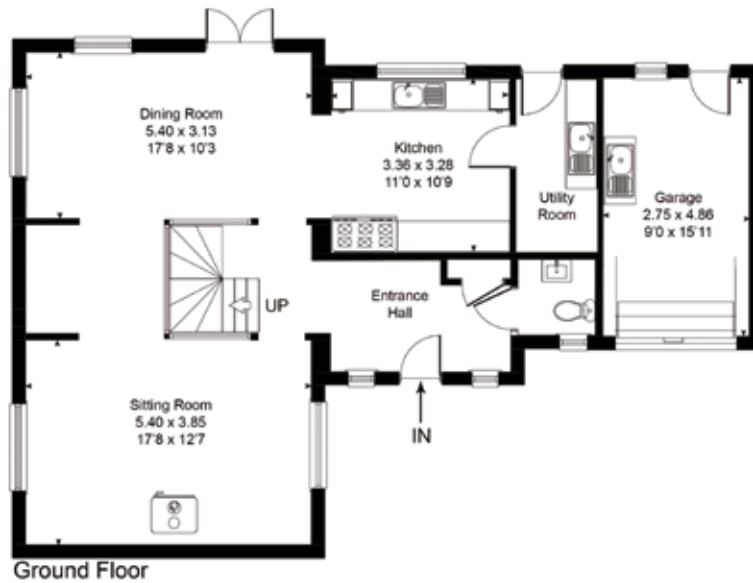
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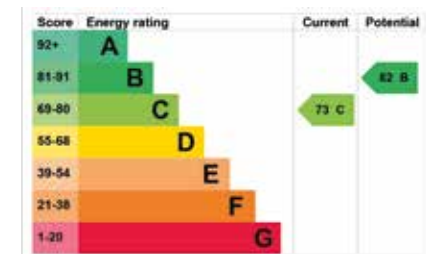
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The Highway, Great Staughton, St. Neots PE19 5DA
 Approximate Gross Internal Area = 169 m² / 1819 ft²
 Garage = 13 m² / 140 ft²
 Total = 182 m² / 1959 ft²



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 © 2024



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FINE & COUNTRY

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