



40 Marsh Lane  
Hemingford Grey | Huntingdon | Cambridgeshire | PE28 9EN

FINE & COUNTRY



40 MARSH LANE









# KEY FEATURES

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Over 3500 square feet including an annexe with a south-facing garden in a highly sought-after village.

Double doors open onto the three generous reception rooms, two of which have fireplaces. The well-equipped kitchen breakfast room is the heart of the home and opens onto the conservatory overlooking the garden. Two of the five bedrooms are on the ground floor alongside a bathroom, while three further bedrooms, including the principal bedroom with ensuite, and a family bathroom, are on the first floor. There is also a self-contained detached annexe which would be ideal for a family member or intergenerational living.

Outside, brick-pillared five-bar gates open onto a large drive. The rear garden is south-facing and mainly laid to lawn with a section of mature shrubs and trees.











# DOWNSTAIRS BEDROOMS



























ANNEXE











#### 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

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- Extensive Residence
- 3,500 sq. ft
- Detached Annexe
- Three Generous Reception Rooms
- Great Access to Cambridge and London
- Sought After Village Location

#### Agents Notes

Tenure: Freehold

Year Built: unknown

EPC: D

Local Authority: Huntingdon District Council

Council Tax Band: D

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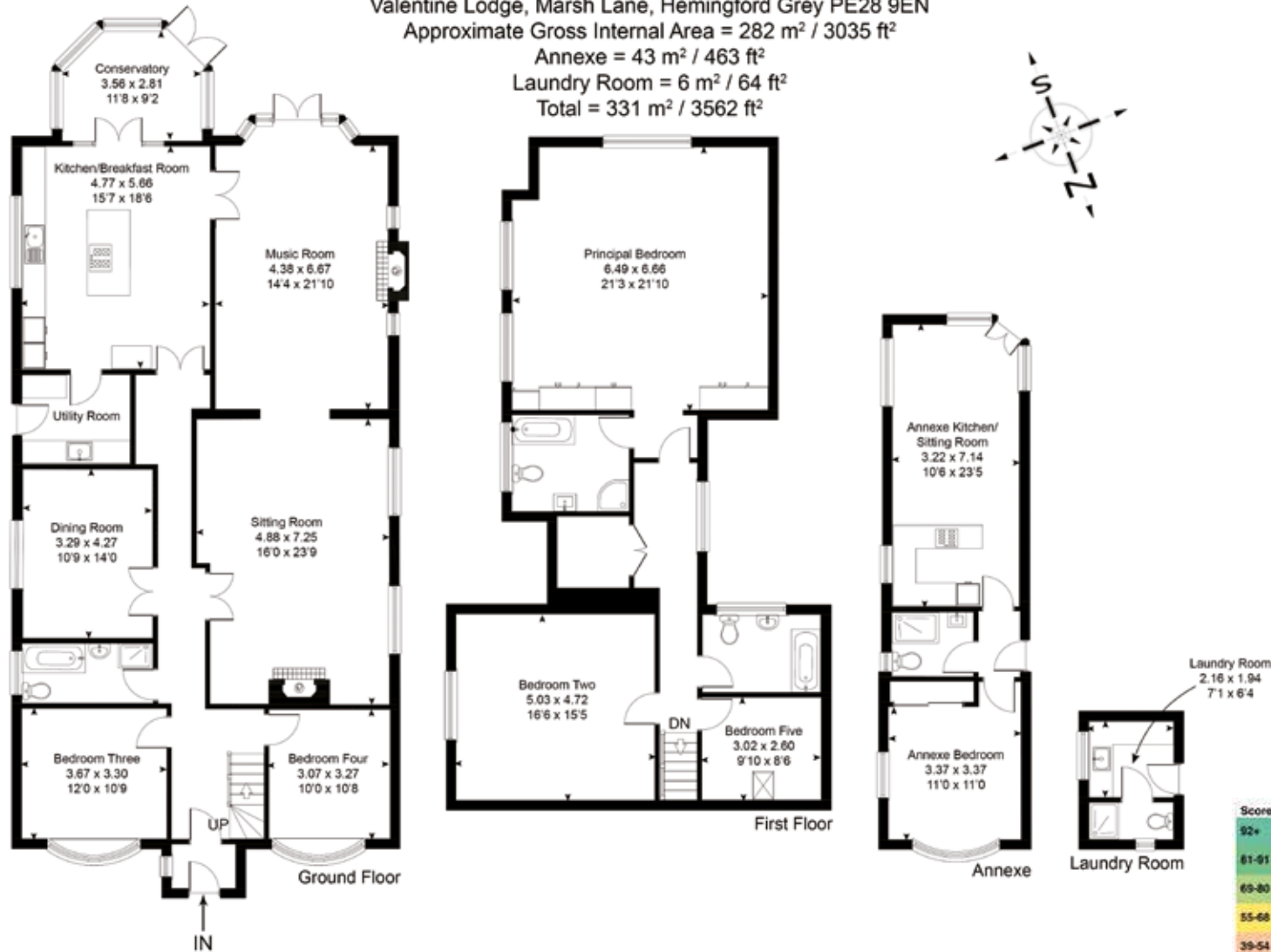
Valentine Lodge, Marsh Lane, Hemingford Grey PE28 9EN

Approximate Gross Internal Area = 282 m<sup>2</sup> / 3035 ft<sup>2</sup>

Annexe = 43 m<sup>2</sup> / 463 ft<sup>2</sup>

Laundry Room = 6 m<sup>2</sup> / 64 ft<sup>2</sup>

Total = 331 m<sup>2</sup> / 3562 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 © 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.04.2024









# FINE & COUNTRY

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FOUNDATION

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