



Hunters Drift
63 Station Road | Catworth | Huntingdon | Cambridgeshire | PE28 0PE

FINE & COUNTRY

HUNTERS DRIFT







KEY FEATURES

Located in a charming village in the rolling Cambridgeshire countryside with excellent transport links within easy reach, this property offers the best of both country and town living.

Set in a plot of over an acre, this individual single-storey home sits in the well-regarded village of Catworth. For the community-minded, there is a range of activities and events centred around the village pub and recreation ground, both within a short walk. Alongside numerous walks, some winding through the surrounding countryside to nearby Kimbolton, which provides shops, further pub restaurants, coffee shops, and the renowned Kimbolton School. Although one can indulge in the tranquillity of Catworth and its surroundings, the market towns of Oundle, Huntingdon, and St. Neots are within easy reach, providing a full range of amenities including rail services into the capital within an hour. The A1, A14, M1 and M11 are also within easy reach, providing convenient access to the length and breadth of the country. Cambridge is approximately a 30-minute drive away.

The spacious and light accommodation of over 3000 square feet, excluding garaging and garden studio, is incredibly flexible and could be configured to suit couples, families, and intergenerational living. The uses of rooms can change as the owners' needs evolve, making this a perfect 'forever home'. The sitting room is particularly noteworthy with a grand vaulted ceiling and double-sided brick fireplace featuring a wood-burning stove, ideal for larger gatherings while also providing a cozy and relaxing space. A formal dining room can be incorporated into the living space or used separately, with a full-height picture window providing architectural drama. The large triple-aspect principal bedroom provides a peaceful sanctuary with garden views, an ensuite, and a walk-in wardrobe.

The garden, which can be enjoyed from the conservatory throughout the year, features beautiful specimen trees, a large patio running across the rear of the house, and a cut flower and vegetable garden with a greenhouse. A high-quality timber studio would make an excellent space to work from home or indulge in hobbies. The more formal garden slowly drifts into a more natural style, becoming a haven for wildlife flowing into the neighbouring fields. It is a perfect space to spark children's imagination or for adults to detach from the hectic world.













SELLER INSIGHT

“ There were many things that drew me to the property when I came across it almost twenty-five years ago,” says the owner. “In terms of the house itself, I loved the fact that it’s a one-off, not a run-of-the-mill executive home, and it’s also very spacious and incredibly light and bright. It was lovely to have such a big garden with plenty of space for the children to play in and for us to relax in and do a bit of gardening, and we’re also next door but one to a huge playing field. It’s a couple of acres of land where cricket or football can be played, and there’s also a children’s play area so all in all it’s a great place to raise kids as they have so much outdoor space to enjoy. The village itself is a lovely place on the borders of Northamptonshire and Bedfordshire, and it’s surrounded by rolling countryside so it’s very peaceful here and extremely picturesque. However, it takes just over twenty minutes to drive into Huntingdon, where I had my office and from where I was able to catch the train into London, so I’d say it’s definitely a location where we’ve been able to enjoy the best of both worlds.”

“Over time a lot of work has been done to update the house and keep it all in really good condition,” continues the owner. “However, the most significant thing we did was to replace an old lean-to with a gorgeous and very large conservatory that, for eight to nine months of the year, becomes both our living and dining space. It’s a very versatile room, and that versatility is something that flows throughout the rest of the house as, over time, we’ve been able to adapt and change the use of various rooms depending on our needs.” “The same can be said for the studio cabin in the garden,”

When the owners children were younger it was a place for band practice and for them to hang out with friends, but now that they’ve flown the nest it’s an art space and also therapy space that the owners use as part of their work.”

“This is definitely a house with great energy, but the garden for me is its greatest asset”. “It’s very beautiful, filled with wildlife and it’s wonderful to be able to witness the changing of the seasons through the trees and vegetation – the daffodils are pushing their way up through the grass at the moment, which is lovely to see, in summer and autumn we have an abundance of fresh fruit from a variety of mature trees. We also enjoy the peace and tranquillity, and we have exceptionally clear skies at night. In fact, in spring, summer or autumn we love to build a fire in the fire pit, sit outside and just gaze up at the stars. It’s really quite magical.” “The garden has also been a superb space for summer birthdays, firework parties, and down at the bottom, which is almost like a country park, we’ve had mini ‘Glastonbury’ festivals”.

“What will we miss? So much,” says the owner. “The space we have both in the house and outside, our beautiful garden, the versatility of the house, and also the local community and these stunning surroundings. It’s been a wonderful place to call home.”*

*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

Catworth boasts its own eat-in pub 'The Racehorse', mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, local farm shop, football pitch, cricket pitch, Astro turf, play area, tennis and basketball court, and a thriving village hall with many active community groups such as the Catworth Amateur Theatrical Society, Art Club, Cinema Club, and the Indoor Bowling Group, plus a monthly indoor farmer's market with locally grown produce. Nearby Kimbolton offers excellent schooling and everyday local amenities with a small supermarket and doctor's surgery.

Transport

There are good commuter links with Cambridge 27 miles away and Huntingdon train station 11 miles away with fast trains to London's King Cross station in 50 minutes.

Education

The nearest primary school can be found Brington, about 1.5 miles away. Further primary schools are in Kimbolton with secondary schools in Kimbolton, Huntingdon and Raunds. The well regarded independent Kimbolton School, provides day and boarding education for children aged 4-18 years. Kimbolton has an active community, with regular events including a renowned fireworks display.



INFORMATION

- Individual Single-Storey Home
- Extensive Living Space
- Over 3000 Sq Ft of Accommodation
- Charming Village Location
- Great Access to London
- Over An Acre Plot

Agents Notes

Tenure: Freehold

Year Built: 1985

EPC: E

Local Authority: Huntingdon District Council

Council Tax Band: G

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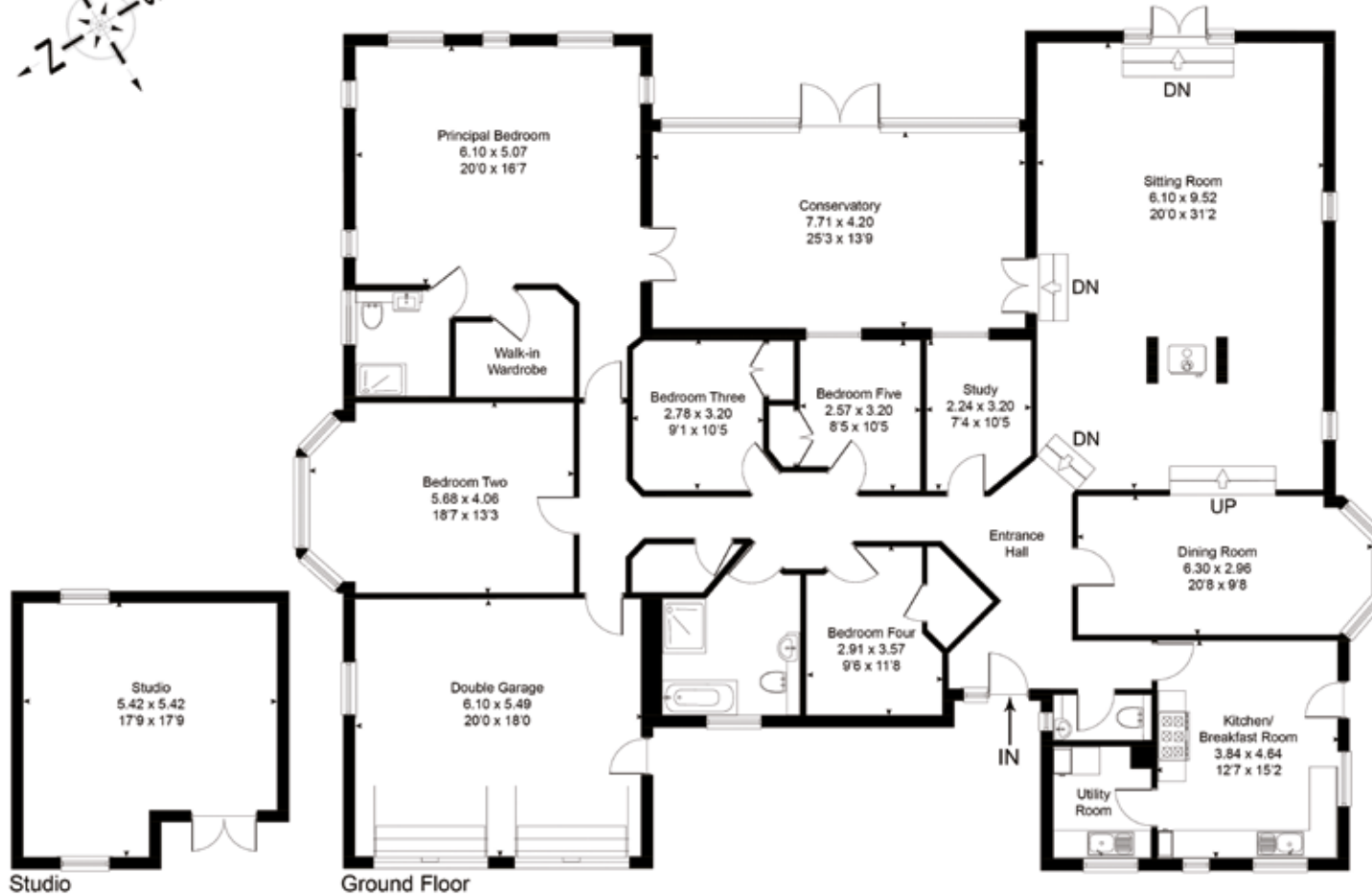
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Registered in England and Wales. Company Reg. No. 4377568.

Registered office address: Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YB

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Hunters Drift, Station Road, Catworth PE28 0PE
 Approximate Gross Internal Area = 287 m² / 3089 ft²
 Garage = 33 m² / 355 ft²
 Studio = 27 m² / 290 ft²
 Total = 346 m² / 3724 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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