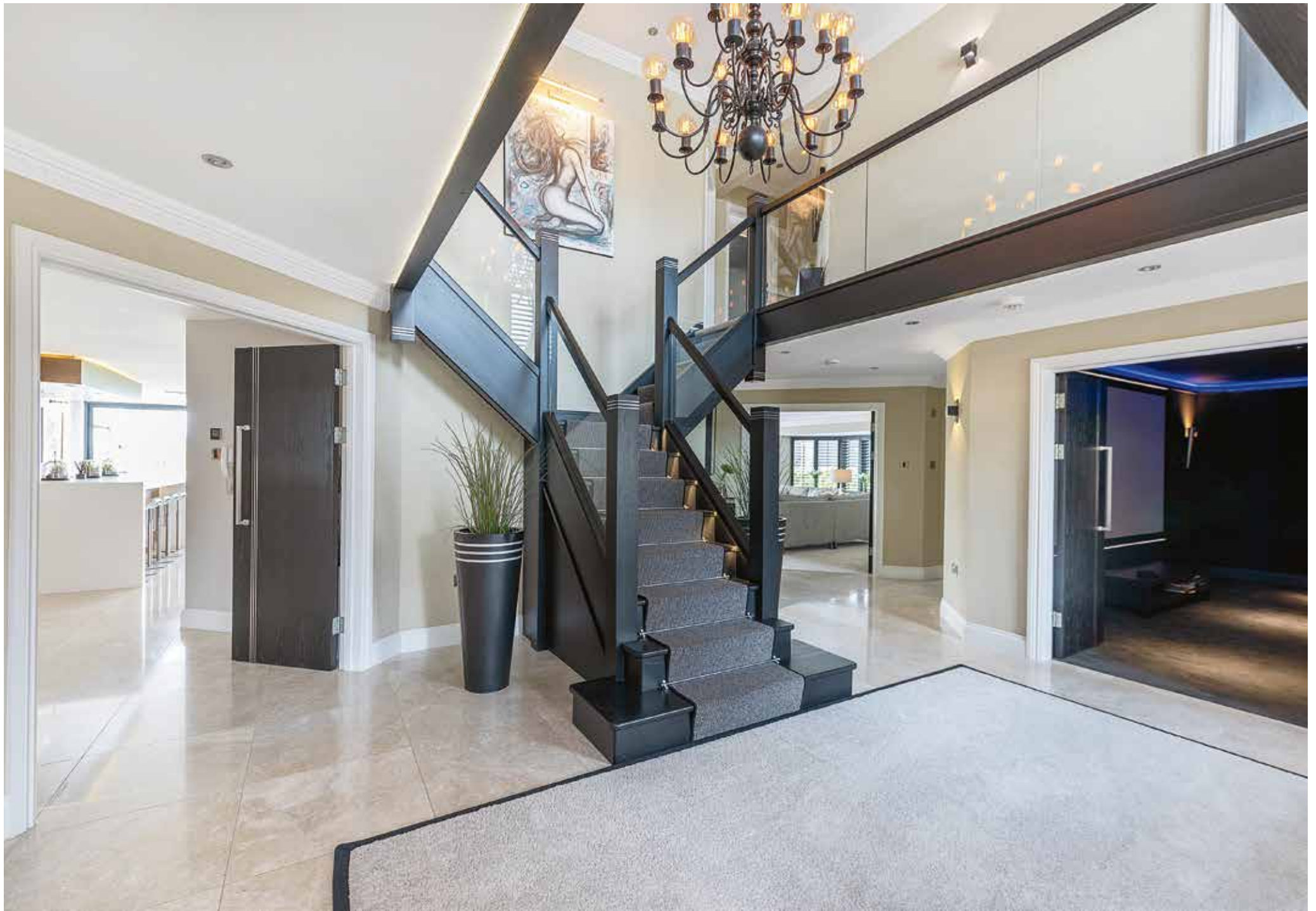




Millennium House
43 Common Lane | Hemingford Abbots | Huntingdon | Cambridgeshire | PE28 9AW

FINE & COUNTRY

MILLENNIUM HOUSE







KEY FEATURES

Nestled in a highly desirable sought-after location, this contemporary home offers approximately 8500 square feet of living space.

Upon arrival, brick-pillared powered gates open onto the driveway, unveiling the front façade adorned with a portico and stone columns, triple garage with annexe above. Stepping into the expansive entrance hall with a central glazed feature staircase, the luxurious marble flooring leads you to various reception rooms, including a cinema room, lounge, kitchen Family room and study, each designed for comfort and functionality.

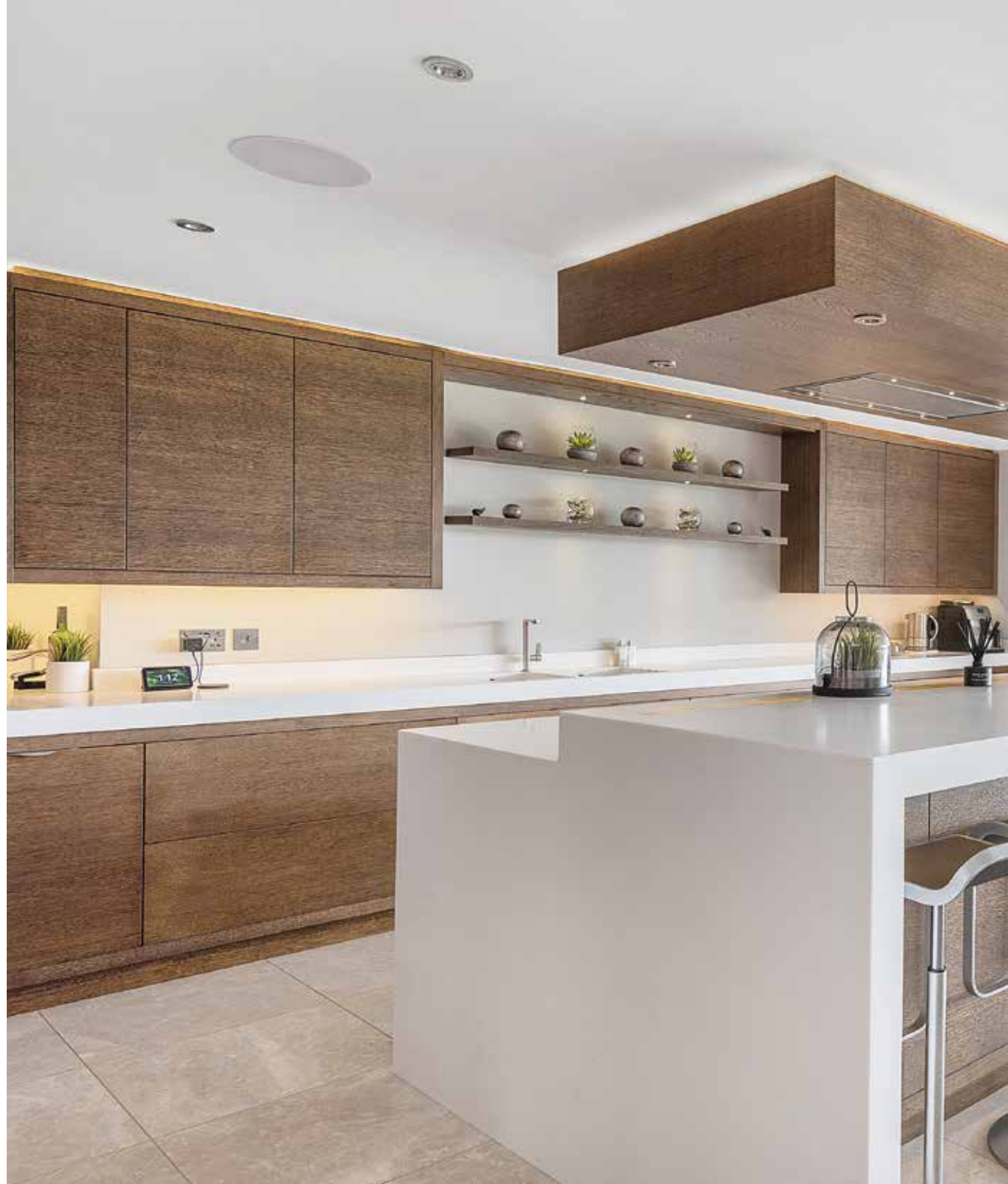
The property features a beautiful bespoke kitchen breakfast living room with sliding doors opening to the south facing garden, providing picturesque views of the countryside. The kitchen is equipped with modern appliances, including two Gaggenau ovens and two warming drawers, a dual-zone wine cabinet/cooler, two dishwashers, a tall larder fridge, bottle fridge and a separate freezer. Adjacent is the dining room, boasting panelled walls and pendant lights.

With a dedicated cinema and home automation, lighting and audio-visual entertainment have been seamlessly incorporated throughout.

Upstairs, five bedroom suites await, with bespoke fitted furniture throughout. The principal suite offering bespoke fitted large dressing area, seating area, and a spacious ensuite with a freestanding bath. Doors from the principal bedroom open onto a roof terrace with expansive views.

On the lower level, you'll find a generously sized gym with a wet room and changing room, as well as a swimming pool with a separate jacuzzi. Sliding doors provide access to the rear garden, seamlessly integrating indoor and outdoor living spaces.

With its blend of contemporary design and practical amenities, along with Control 4 automation this home offers a comfortable and stylish lifestyle.





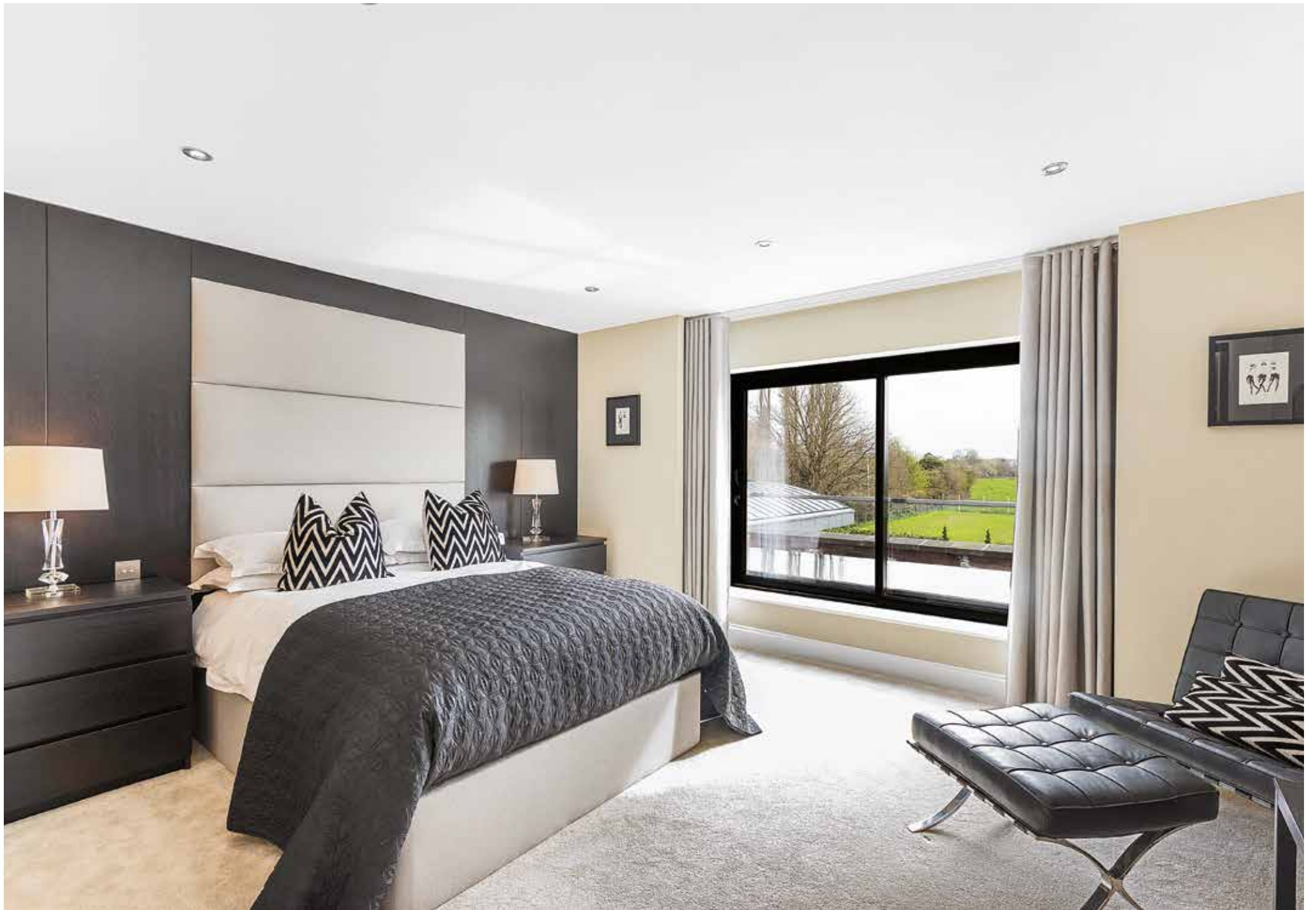




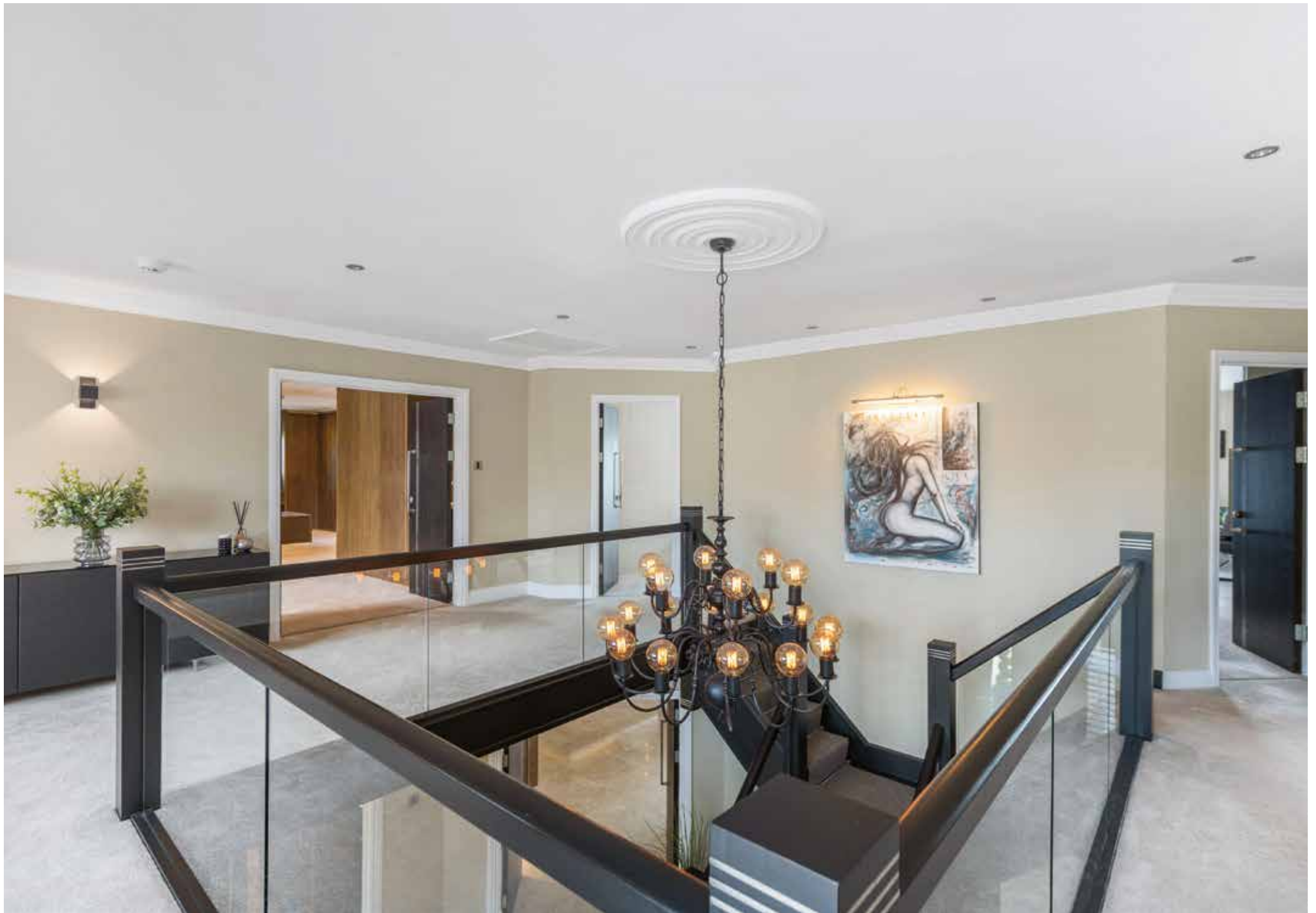




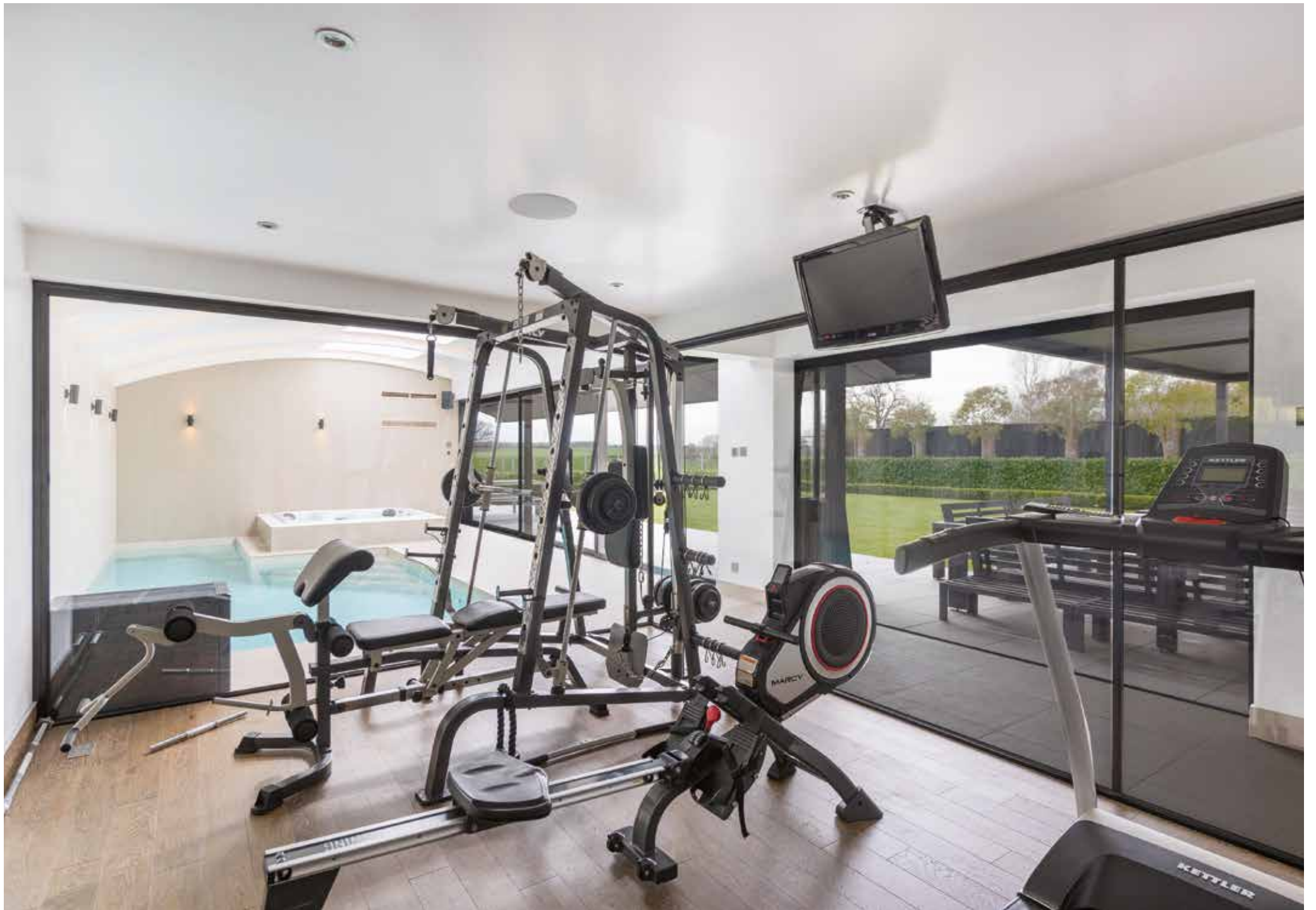
















Village information

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.

Education

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



- Stunning Contemporary Home
- Five Bedroom Suites
- Bespoke Fitted Furniture
- Leisure Facilities
- Control 4 Automation
- Cinema Room
- Triple Garaging with Annexe
- Sought After Village Location
- South Facing Garden
- Great Access to Cambridge and London

Agents Notes

Tenure: Freehold

Year Built: 2000

EPC: B

Local Authority: Huntingdon District Council

Council Tax Band: H

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country or Thomas Morris Sales & Lettings.

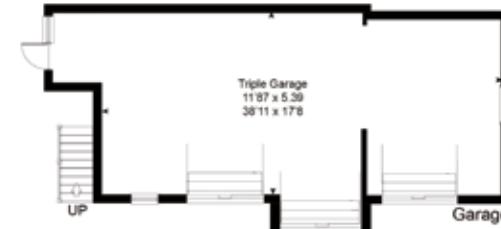
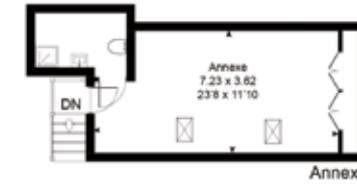
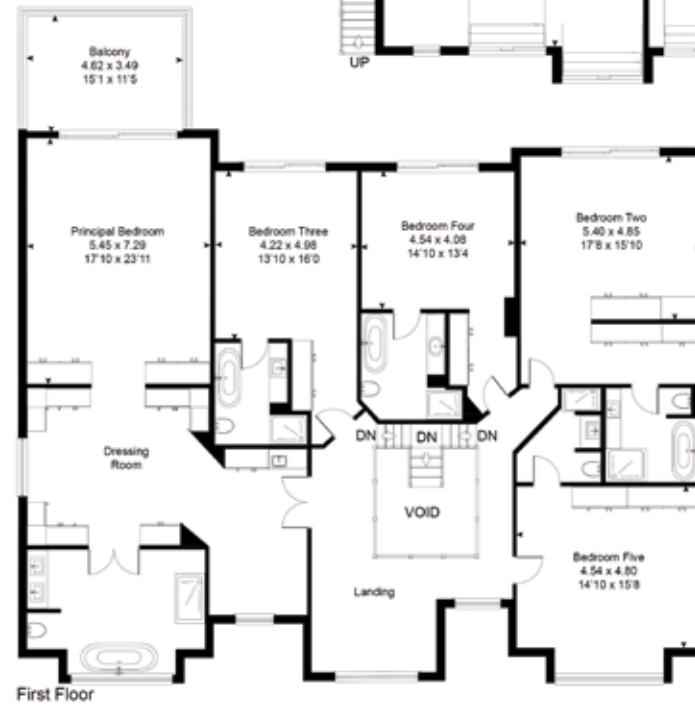
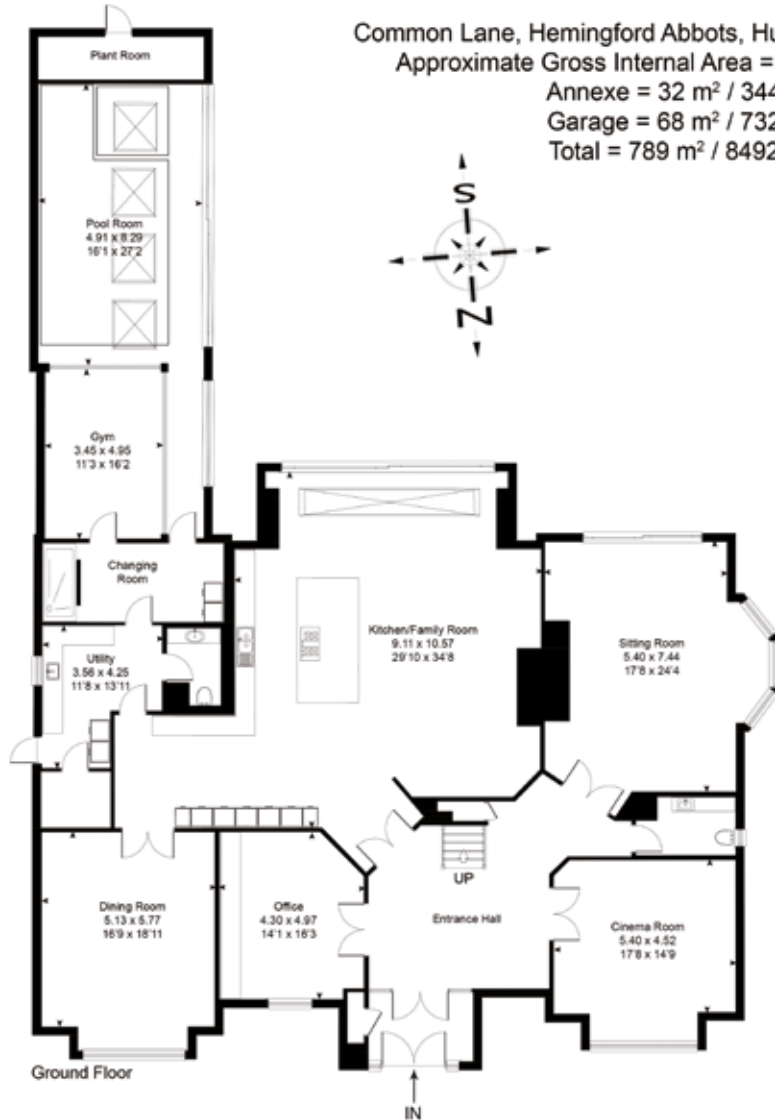
Common Lane, Hemingford Abbots, Huntingdon PE28 9AW

Approximate Gross Internal Area = 689 m² / 7416 ft²

Annexe = 32 m² / 344 ft²

Garage = 68 m² / 732 ft²

Total = 789 m² / 8492 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	82 B	84 B
69-80	C		
55-68	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 25.04.2024





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