



2C Ermine Street  
Great Stukeley | Huntingdon Cambridgeshire | PE28 4AF

FINE & COUNTRY

2C ERMINE STREET







# KEY FEATURES

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An exceptional example of luxurious open-plan living awaits with bi-fold doors opening onto a southwest-facing garden, ideal for families and those hosting guests. All five bedrooms are spacious doubles, each with its own en suite.

At the heart of the home lies the extended open-plan kitchen, curated by the current owner. The opulent kitchen boasts stone work surfaces, integrated appliances, feature lighting, and a substantial island with a breakfast bar. The living area, which could also accommodate casual dining, is bathed in natural light thanks to a roof lantern and expansive bi-fold doors to the rear garden, seamlessly blending indoor and outdoor spaces for entertaining and everyday living. The sitting room offers a more private retreat while still maintaining openness to the kitchen, and a formal dining room, which could double as a snug or playroom, sits adjacent to a study. Additionally, a utility room and cloakroom can be found on the ground floor.

The five double bedrooms are spread across the first and second floors, each boasting its own en suite, with one also featuring a dressing room.

Outside, the property impresses further with a driveway tucked behind powered wrought iron gates and a brick-pillared wall with wrought iron inserts. A double garage provides additional parking and/or storage, complemented by a carport. The meticulously landscaped rear garden features a terrace spanning the rear of the house, ample lawn space, and a timber cabin housing a hot tub.

With easy access to Cambridge and London, as well as a diverse selection of amenities in nearby Huntingdon, this property offers both luxury and convenience.























# SELLER INSIGHT

“ Ermine Street is an ancient Roman road which ran from London to York and which now gently winds its way through the quiet, peaceful, village of Great Stukeley. Here along this historic road, behind its private gates, stands this stunning, spacious, house which has been the much treasured family home for Teresa since 2013.

“I have lived in the area since I was a child and Great Stukeley, along with its gentile surroundings and amenities, has always been one of my favourite locations. However, among its many attractions, was its convenience to Kimbolton school which my daughter attended. I fell in love with the house immediately I came to view. Built in 2006 by its previous owner who was its builder, naturally, everything was of high specification. However, since coming to live here, I have further enhanced my home and added many extra luxuries and conveniences. Accommodation throughout is of contemporary style - spacious and adaptable. The sizeable extension I have added, has created a brilliant sunny, kitchen/family room which opens out through its bifold doors, onto the large patio, all of which has further increased the WOW factor of my home. Each room has its own personality but there is a welcoming sociable connectivity throughout which is ideal when I entertain friends and family, no matter how many and whatever the occasion.”

“The bifold doors open out onto a spacious patio and into the neat garden which has many delightful features all presenting a special, private, space in which to enjoy quiet relaxation or to share with others for al fresco dining.”

“I enjoy walking in the local environs and village in which people take time to say hello. It is an active, friendly, village with many sociable and interesting events taking place. Shops, an outstanding choice of schools and colleges, alongside many opportunities to enjoy varied sport and leisure opportunities, are all within easy reach. Huntingdon is where the main line station is located which provides an excellent service into the capital and direct to Gatwick Airport. The road network is first rate, particularly since the upgrade of the A14.”

*I have loved every second of life in this brilliant home, but it has now outgrown my needs and it is time for me to move on. I have no doubt that its new owners will adore the house together with its convenient location in this special village.”\**

\*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

The sought after villages of Great Stukeley and Little Stukeley lie approx. 3 miles north-west of Huntingdon. Within the villages there are a couple of churches, a busy village hall which holds many events throughout the year, a recreation ground and the local pub, "Stukeleys Hotel" which also serves food. Huntingdon is a short drive away for shopping with its busy High Street offering a selection of independent and high street names, plus sports and leisure facilities.

#### Transport

The Stukeleys are just a short drive to the A1M and A14 providing easy access to the national motorway network. Huntingdon is approx. 3 miles away with its mainline rail station offering fast

links into London King's Cross in about 45 minutes or to the North via Peterborough. The bustling city of Cambridge lies approx. 22 miles to the South East.

#### Education

Ermine Street Church Academy (0.5 miles approx.) and Alconbury CofE Primary (1.5 miles approx.) schools provide primary education for 4-11 years old and both schools are Ofsted rated "Good". St Peter's School (2.5 miles approx.) and Hinchingsbrooke School (2.8 miles approx.) are the nearest secondary schools. Both schools are Ofsted rated "Good".

# INFORMATION



- Extensive Contemporary Home
- Five En Suites
- Impressive Refitted Kitchen/Family Room
- Log Cabin with Hot Tub
- Great Access to London / Cambridge
- Sought After Village Location

#### Agents Notes

Tenure: Freehold

Year Built: 2007

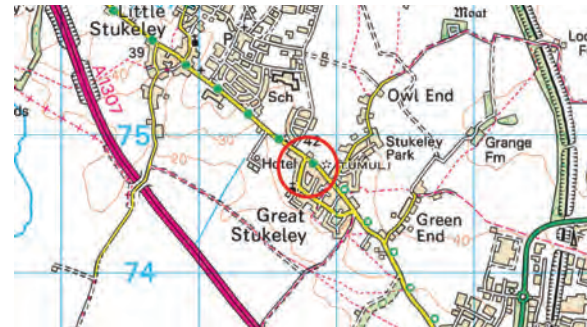
EPC: C

Local Authority: Huntingdon District Council

Council Tax Band: G

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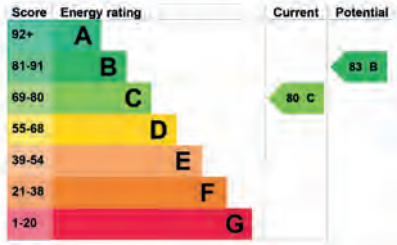
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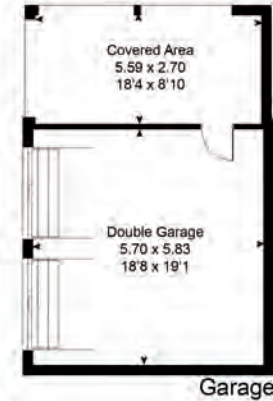
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Ermine Street, Great Stukley, Huntingdon PE28 4AF  
 Approximate Gross Internal Area = 331 m<sup>2</sup> / 3563 ft<sup>2</sup>  
 Garage = 49 m<sup>2</sup> / 527 ft<sup>2</sup>  
 Total = 380 m<sup>2</sup> / 4090 ft<sup>2</sup>



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



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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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