



Richmond Lodge  
Fen Road | Pidley | Huntingdon | Cambridgeshire | PE28 3DD

# RICHMOND LODGE







# KEY FEATURES

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A perfect blend of modern convenience and luxurious traditional features awaits you in this half-acre property.

Upon entering, past a cloakroom, a grand open-plan kitchen greets you, inviting you into this exquisite home. A lavish kitchen area sits adjacent to a cozy seating space, offering views of the rear garden through full-height glazing. An eye-catching bespoke oak staircase ascends past oak-framed double-height glazing, bathing the space in natural light. Equally magnificent is the sitting room, featuring an oak-framed vaulted ceiling, bifold doors to the garden, and a fireplace with a log burner. Large windows, garden vistas, and zoned underfloor heating ensure the versatile ground floor is comfortable year-round. Upstairs, the galleried landing leads to four double bedrooms, two of which boast en suites, along with a family bathroom. The principal bedroom and the third bedroom open onto a balcony, offering stunning views of the garden.

Additional accommodation is provided in a guest annexe, which is part of the double garage, comprising an en suite bedroom, a landing, and an additional room with space for a kitchen.

Outside, a gated entrance opens onto a spacious gravel driveway bordered by lawns and established planting. The rear garden features a generous patio connecting the open-plan kitchen and living room, overlooking a large lawned paddock. An abundance of mature trees provides privacy and a lush green backdrop.















# SELLER INSIGHT

“We were looking to escape Essex for a more rural lifestyle when we came across Richmond Lodge,” say the current owners of this stunningly situated home in Cambridgeshire. “We loved the house as soon as we saw it, and were sold the second we walked through the door. The lounge in particular caught our attention, with its oak-framed vaulted ceiling, great sense of space, and lovely outlook onto the garden.”

“In the years since, this home has proven to be perfect for everyday family life and entertaining alike,” the owners continue. “The house really comes into its own at Christmastime with a 12 foot tree festively adorned next to the open fireplace in the cosy yet spacious lounge. The open plan kitchen and living area is ideal for parties, and we host the yearly New’s Year’s Eve celebrations here for all our family and friends. We have ample parking for 10-12 vehicles at the front of the house, so there is plenty of space for everyone.”

“Outside, the generous rear garden is connected to the indoor living accommodation by a large patio for summer barbecues and al fresco dining,” say the owners. “The formal garden boasts a canopy of mature trees and looks out over a lawned paddock area which has been brilliant for our three teenagers plus the dog to run around after a ball. We purchased this additional land to ensure total privacy, so that we would always be surrounded by nature rather than houses. The paddock backs onto farmland, and our children have enjoyed making friends with the goats who peer over the fence from the field behind!”

Indeed, the semi-rural location is part of what makes this property so special, offering the best of both countryside and community. “Sitting out in the garden, all you can hear is the birds singing in the trees,” say the owners. “It is so peaceful, you wouldn’t think there was anybody else in the world. Having come from a very built up area, we cherish the tranquillity of living here, whilst appreciating the local community in the village. Everyone you meet is very friendly, and there are various activities for children in the community centre at Christmas, Easter and Halloween. On special occasions such as the Jubilee and Coronation, the whole village comes out to enjoy the festivities together. Equally, you can walk for miles right from our door, without encountering a soul!”\*

\*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.

















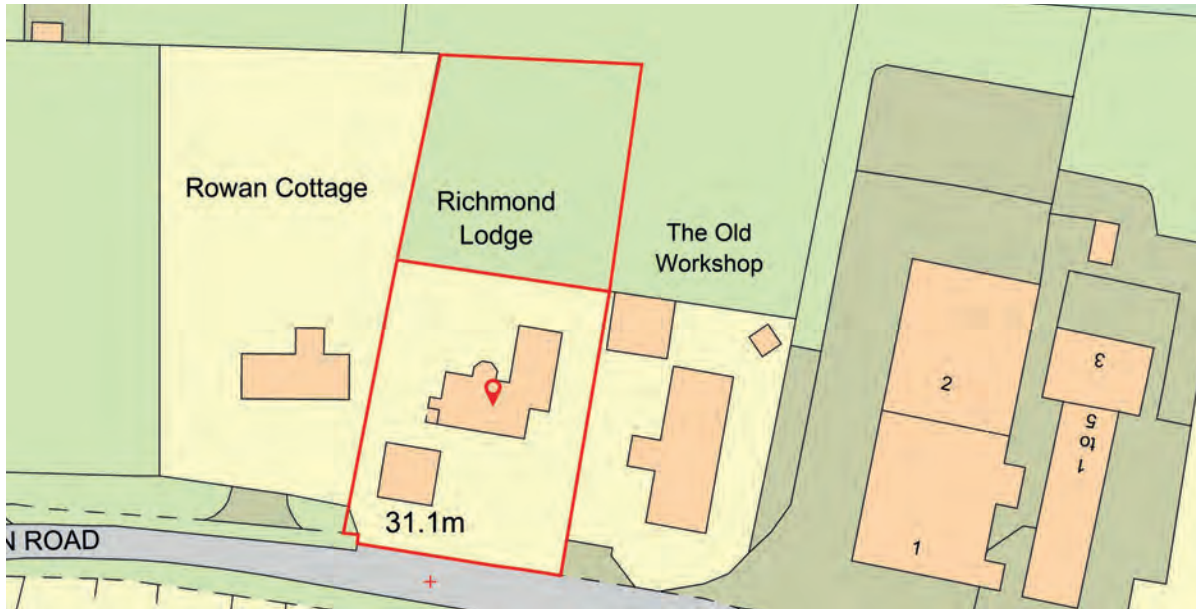


#### Village information

Pidley is a small village, boasting a church and a cosy public house. Just a short drive away lies Somersham, a larger village where you'll find essential services such as the local primary school, surgery, and dental practice, along with quaint shops and cafes. The nearby towns of St Ives and Huntingdon offer an abundance of amenities, recently acclaimed as top places to live in England by Muddy Stilettos magazine. These towns feature a variety of shops, restaurants, leisure facilities, and natural attractions like parks and lakes.

Commuters to London and Cambridge find the area convenient, with Huntingdon Station providing regular services to Cambridge and quick access to London via King's Cross. St Ives also offers a unique bus service to Cambridge on a private road, ensuring reliability and affordability. Families are drawn to the area for its excellent schooling options, including an "outstanding" primary school rated by Ofsted in 2023, as well as prestigious private schools like Wisbeach Grammar, King's Ely, and Kimbolton School, all within an hour's.

# INFORMATION



- Half An Acre Plot
- Luxury Open Plan Kitchen
- Beautiful Garden
- Traditional Features
- Balcony to Principal and Third Bedroom
- Annexe
- Large Gravel Driveway and Double Garage

Tenure: Freehold

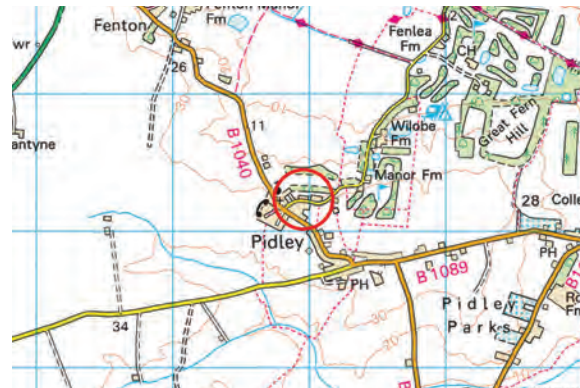
Year Built: 2010

EPC: C

Local Authority: Huntingdon District Council

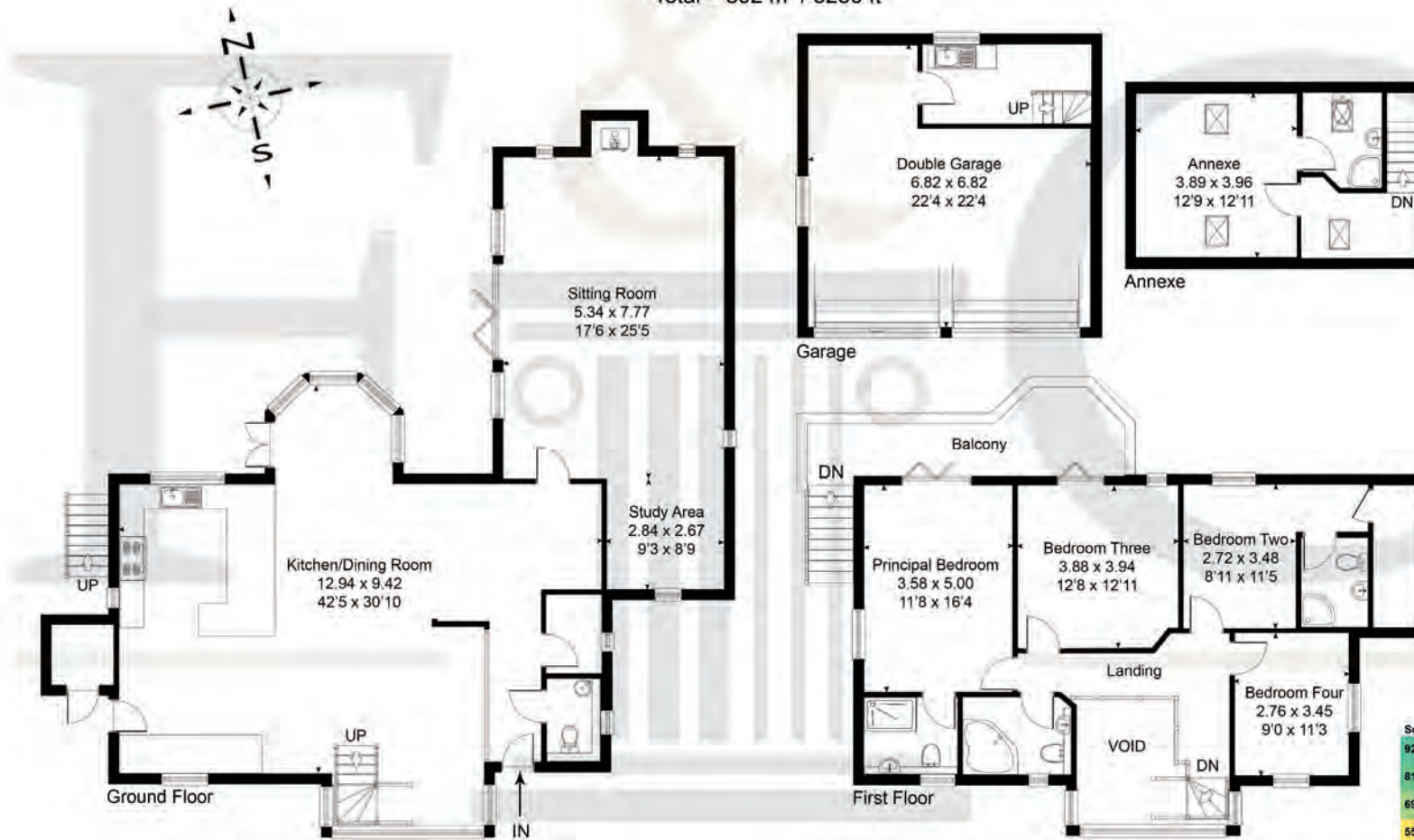
Council Tax Band: F

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Richmond Lodge, Fen Road, Pidley PE28 3DD  
 Approximate Gross Internal Area = 228 m<sup>2</sup> / 2454 ft<sup>2</sup>  
 Garage = 47 m<sup>2</sup> / 506 ft<sup>2</sup>  
 Annexe = 27 m<sup>2</sup> / 290 ft<sup>2</sup>  
 Total = 302 m<sup>2</sup> / 3250 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	69 C	79 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 15.05.2024





# FINE & COUNTRY

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FOUNDATION

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