



THE CEDARS
Houghton

Carter Jonas

THE CEDARS, THICKET ROAD, HOUGHTON, HUNTINGDON, CAMBS, PE28 2BQ

- St Ives Town Centre - approx. 2 miles
- Cambridge City Centre - approx. 22 miles
- Huntingdon Railway Station - approx. 3 miles

No onward chain • Close to 5,000 sq.ft of accommodation • Outstanding original architecture • Six double sized bedrooms • Gated driveway parking & double garage • Detached annexe • Beautifully presented throughout • Hugely popular village • EPC rating E

DESCRIPTION

The vast accommodation comprises an entrance hall, kitchen/breakfast room, four reception rooms, three bathrooms, two further cloakrooms and six bedrooms. The annexe offers a sitting room, kitchen, bathroom, bedroom and dressing room. Externally measuring close to one acre with a large gated driveway, a detached studio with hut tub, multiple paved terraces, stable block and beautifully manicured gardens.

GROUND FLOOR

The expansive ground floor offers an array of characterful rooms comprising an entrance hall, kitchen/breakfast room, sitting room, dining room, media room, garden room, utility room and cloakroom. The kitchen enjoys a bespoke contemporary kitchen with integrated appliances including an oven, microwave, hob and dishwasher. There's a central woodburning stove between the kitchen and dining spaces. The sitting room is particularly impressive with an open fireplace and floor-to-ceiling windows looking across the rear gardens. The dining room then leads to the garden room, which in turn leads to the media room.

THE CEDARS IS A TRULY SPECTACULAR AND IMPRESSIVELY PRESENTED SIX-BEDROOM DETACHED VICTORIAN HOME MEASURING CLOSE TO 5,000 SQ.FT OF ACCOMMODATION IN ONE OF CAMBRIDGESHIRE'S MOST POPULAR AND PICTURESQUE VILLAGES.



Carter Jonas



FIRST FLOOR

Offering well-proportioned rooms consisting of three bedrooms, two bathrooms and a cloakroom on the first floor. Two of the bedrooms enjoy comprehensively fitted wardrobes. The principal bedroom also boasts a sizeable dressing space and air-conditioning. The en-suite to the principal room is particularly impressive with a double sized shower, bath, vanity sink unit with stone worktops, WC and heated towel rail.

SECOND FLOOR

Offering a further three bedrooms, more fitted storage, a dressing room and an en-suite.

ANNEXE

Offering a kitchen, sitting room, bathroom and a first-floor bedroom and dressing room. Enjoying a courtyard garden that's positioned just off the main driveway. The annexe has its own heating system.

OUTSIDE

Boasting an idyllic and peaceful setting with electric timber gates opening to the sizeable gravel driveway providing ample parking and access to the double garage. Beside the garage is the annexe accommodation. The front aspect flows nicely to the side and rear gardens, that are predominately lawned with a paved terrace, wonderful selection of mature shrubs, plants and trees, a stable block and further store sheds. Additionally, there is a detached garden studio that enjoys a natural stone paved terrace, as well as a hot tub.

LOCATION

Houghton is a charming village situated on the banks of the River Great Ouse, renowned for its strong community spirit and attractive surrounding countryside. The village provides a good range of everyday amenities, including a community shop and Post Office, village pub, tea room, playing field, and the picturesque National Trust-managed Houghton Mill. The nearby towns of St Ives and Huntingdon offer a wider selection of shops, restaurants, and leisure facilities.





Carter Jonas



Carter Jonas



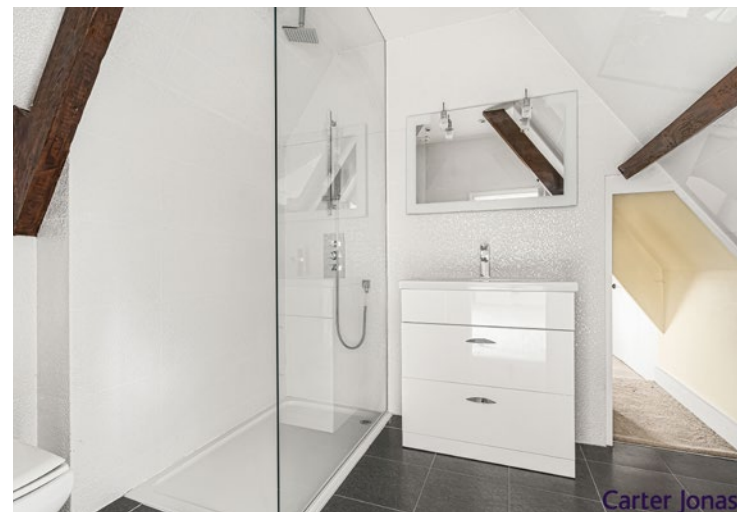
Carter Jonas



Carter Jonas



Carter Jonas



Carter Jonas

The village is also well connected for commuters. Huntingdon railway station provides fast services to London King's Cross in under an hour, while the Guided Busway from St Ives offers convenient access to Cambridge. Excellent road connections are provided by the A1 and A14, linking Houghton with nearby regional centres and the wider national motorway network.

ADDITIONAL INFORMATION

- Tenure:** Freehold
- Services:** Mains gas, water, electricity and drainage are connected.
- Local Authority:** Huntingdonshire District Council
- Viewings:** Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



Carter Jonas

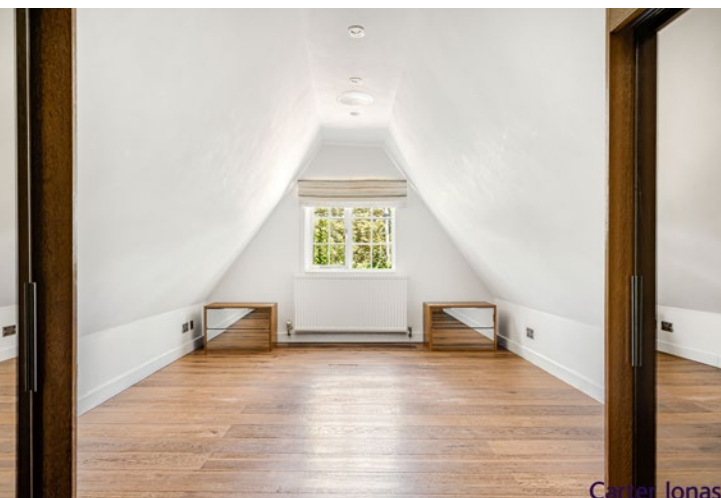


Carter Jonas



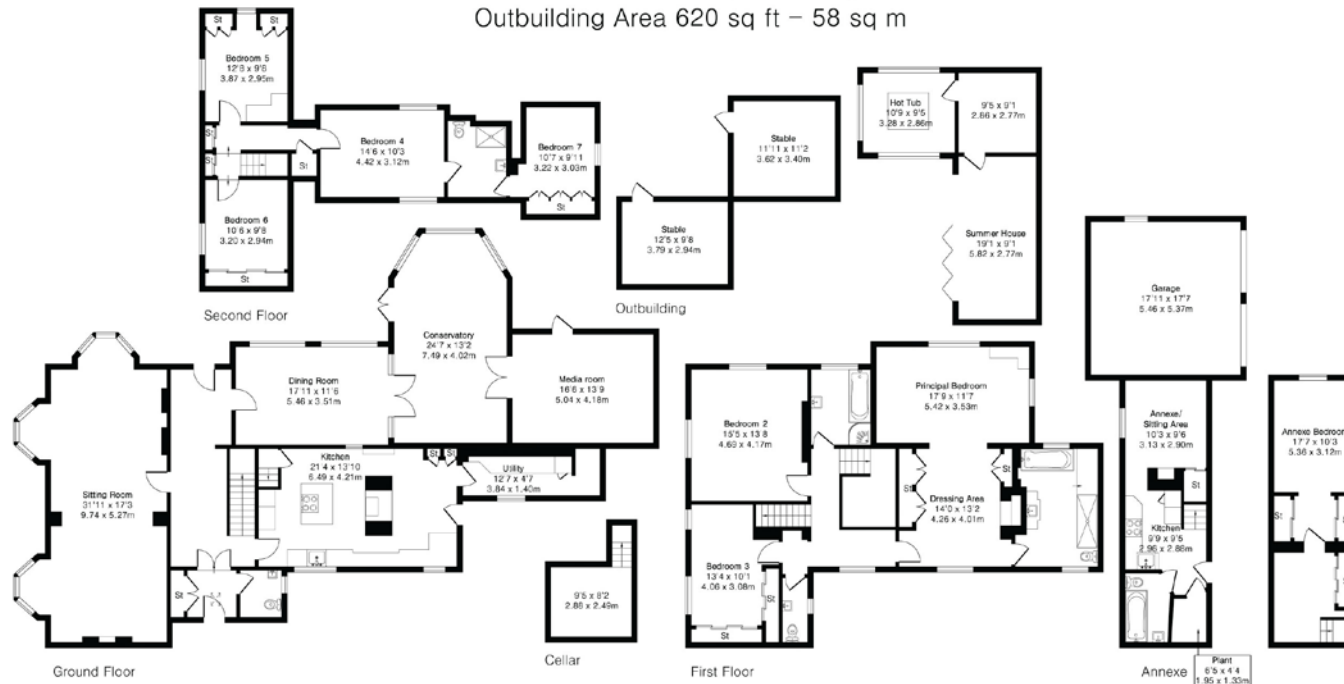
Carter Jonas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**Approximate Gross Internal Area 4810 sq ft - 447 sq m
(Excluding Outbuilding)**

Cellar Area 88 sq ft – 8 sq m
Ground Floor Area 1971 sq ft – 183 sq m
First Floor Area 1193 sq ft – 111 sq m
Second Floor Area 653 sq ft – 61 sq m
Annexe Area 905 sq ft – 84 sq m
Outbuilding Area 620 sq ft – 58 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.