

GROUND FLOOR

Entrance Hall

Sitting Room
4.78m (15'8") x 3.94m (12'11") max

Play Room
3.28m (10'9") x 2.45m (8')

Office/ Bedroom 4
2.99m (9'10") x 2.67m (8'9")

Kitchen/Breakfast/Dining/Family Room
6.61m (21'8") x 5.80m (19'1")

Utility Room
2.53m (8'4") x 2.44m (8')

Shower Room

FIRST FLOOR

Landing

Bedroom 1
4.00m (13'1") x 3.05m (10')

Bedroom 2
3.28m (10'9") x 2.87m (9'5")

Bedroom 3
2.86m (9'5") x 2.23m (7'4")

Bathroom

OUTSIDE

The property boasts a front garden and a recently installed block paved driveway providing ample off road parking which leads to a store measuring 3.20m (10'6") x 1.58m (5'2") with power, lighting, electric roller

garage door to front. Gated side access leads to the fully enclosed rear garden with two patio seating areas.

FURTHER INFORMATION

Tenure: Freehold
EPC Rating: D
Council Tax: F

Buyer ID Checks

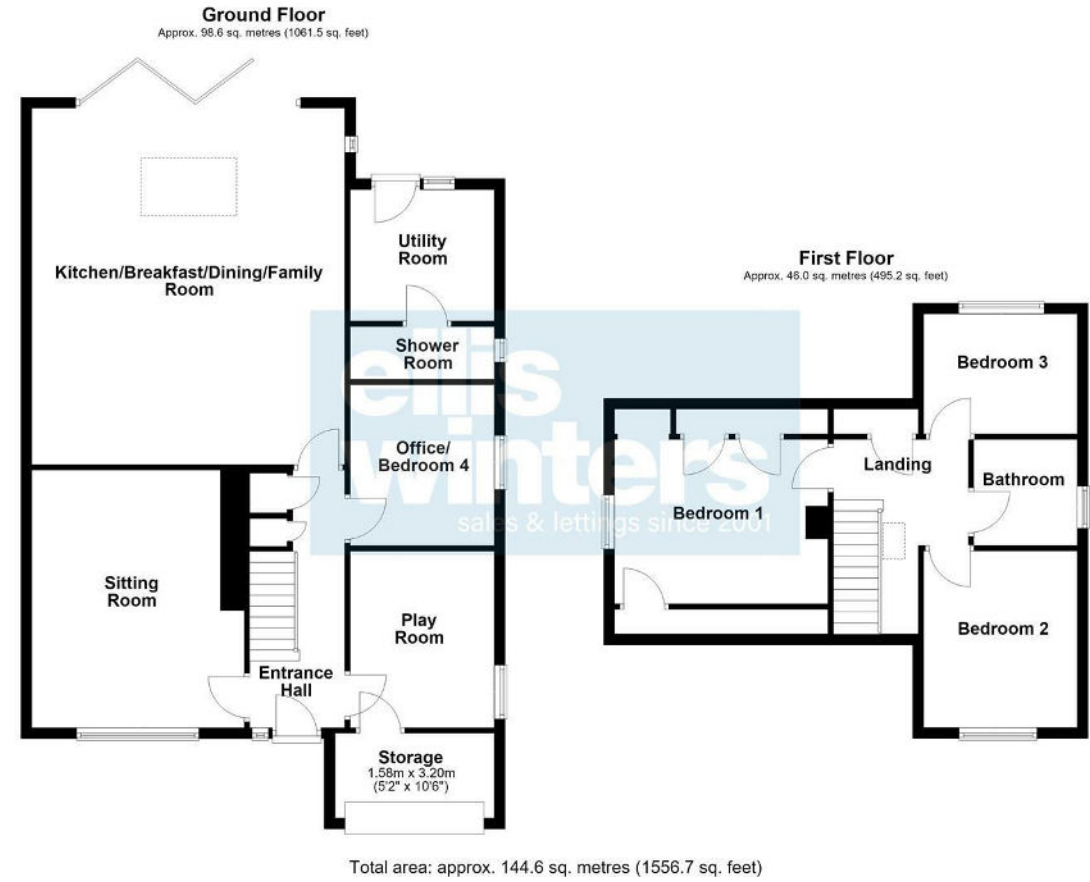
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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£600,000

Stepping Stones

Hemingford Grey, Cambs, PE28 9EL

PROPERTY SUMMARY

An extended and much-improved detached home offering approx. 1,556 sq ft of spacious and versatile accommodation, situated in the highly sought-after riverside village of Hemingford Grey.

The property was extended and comprehensively renovated by the current owners in 2020, creating a well-designed home ideally suited to modern family living. At its heart is an impressive kitchen/breakfast/diner/family room, with bi-folding doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces.

The accommodation offers three/four bedrooms and two/three reception rooms, providing excellent flexibility for a variety of family requirements. The sitting room benefits from a wood-burning stove, while a modern utility room and two bathrooms add further practicality.

Externally, the property benefits from a new block-paved driveway, installed in 2025, providing ample off-road parking. There is also a useful store with an electric roller door to the front, while side access leads to the fully enclosed rear garden, which benefits from two patio seating areas.

Don't miss out on this rare opportunity to acquire a spacious, extended and comprehensively improved detached home in one of the area's most desirable riverside villages. A viewing is highly recommended to fully appreciate the size, versatility and quality of accommodation on offer.

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