



River House, Godmanchester, Cambridgeshire



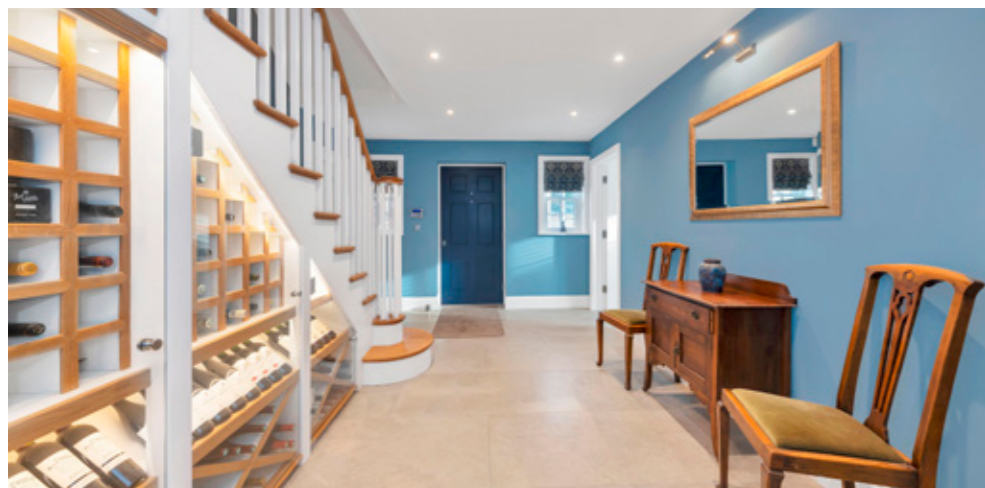
A detached village home has undergone a complete transformation in an enviable mature setting with river frontage in this well-serviced village to the north of Cambridge.

Accommodation

5 Bedrooms | 5 Bathrooms including ground floor shower room | 6 Reception rooms

Situation

The historic village of Godmanchester offers a wealth of local amenities, including general stores, a chemist, doctors, dentist, post office, garage, three pubs, Chinese and Indian restaurant and a tearoom. Educational options encompass the local primary school and Hinchingsbrooke Secondary School in Huntingdon, with transportation links to private schools in Kimbolton, Ely, and Cambridge. London commuters benefit from excellent rail services via Huntingdon mainline railway station, while the vibrant University City of Cambridge, renowned for its educational and cultural offerings, is easily accessible via the A14.



The Property

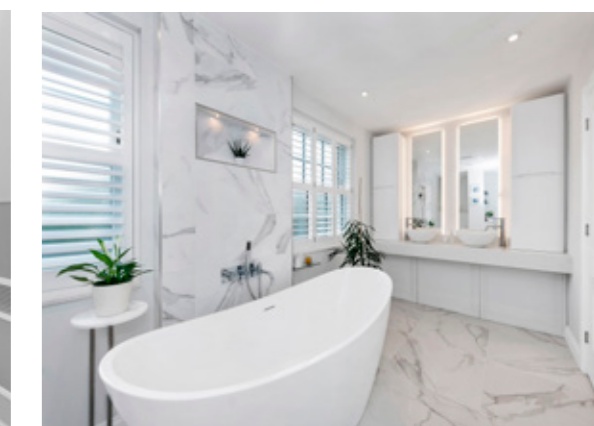
Our client conceived River House upon acquiring 43A West Street in 2018, with a vision to create a modern family home while preserving the street's historical charm amidst a collection of Georgian residences. Upon inspection, you will discover a distinctive and versatile home spanning three floors, with cutting-edge technology, all set amidst over 0.75 acres of mature gardens, backing on to the Great Ouse river and play park beyond – an idyllic setting for boat enthusiasts seeking ample mooring space.

Stepping through the entrance door leads you into a welcoming reception hallway featuring a staircase to the upper floors and a wine storage area behind glazed doors. A flagstone floor extends throughout the expansive reception and inner hallway. An office and library flank the hallway, giving evidence to the six reception rooms on the ground floor, showcasing the property's versatility for family living.

Additional amenities include a gym, games room, family room, and dining room. A striking ground floor cloakroom/power room with a sauna services the main level, accessed by a long inner hallway with wood composite sealed unit replacement windows and doors, seamlessly integrating with the side courtyard. At the hub of the home, a spacious kitchen/living space features bi-fold doors opening onto an elevated paved decked area overlooking the rear garden with further glazed panels above. The kitchen is fitted with a bespoke wall and base cabinetry arrangement with Quartz countertops, including the island/breakfast bar. Built-in appliances such as a double steam oven, microwave, dishwasher, American-style double fridge freezer, wine fridge, halogen hob, and a Quooker hot water tap elevate the culinary experience. A walk-in shelved pantry completes the space.

There are four bedrooms on the first floor, including the principal bedroom and a guest room equipped with an air conditioning unit, built-in storage and an en suite shower room. Two additional bedrooms are serviced by a family bathroom. At the head of the landing is the principal bedroom, offering a dressing room and luxurious en suite with a freestanding bath, open corner shower cubicle and twin hand basins. The bedroom features a part-vaulted ceiling providing ample natural light, an air conditioning unit and a coffee station behind double doors.

The second floor landing leads to a further bedroom with a built-in work station and storage, and an en suite shower room. Additionally, a split landing provides access to storage and the main Connect 4 system, offering portable control via an app for heating, lighting and music.





Outside

The property has undergone extensive landscaping, including the construction of a newly erected front wall and pathway lined with planted borders. An electric side gate grants access to hardstanding for numerous vehicles, leading to an existing garage and cabin equipped with light and power (approved planning consent exists to replace with a double garage, single cart lodge and studio). Alongside and behind River House, newly laid elevated pathways and a rear entertaining deck provide breathtaking views across the extensive lawned gardens, adorned with a variety of mature trees, extending to the river's edge and beyond.

Property information

Services: Air source heat pump and gas central heating options.
Mains electric, gas, water and drainage.

Tenure: Freehold.

Local Authority: Huntingdonshire District Council

Council Tax: Band G

EPC: B

Viewing: Strictly by prior appointment with the Knight Frank, LLP



Total Area = 389.2 sq m / 4,189.4 sq ft

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