



Riverside, Hemingford Abbots,
Cambridgeshire



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A charming village house with excellent family accommodation, set in an enviable location in the heart of the village, with impressive landscaped gardens and direct access to the River Ouse.

The pretty commuter village of Hemingford Abbots has been named by 'The Telegraph' as one of the most desirable villages to live in Britain, surrounded by tranquil meadows, numerous walking and cycling trails, a 500-year-old pub (the Axe and Compass), a village hall, and playing fields. With a strong community feel, it runs into the neighbouring Hemingford Grey, sharing events such as a flower festival and the Hemingfords' Regatta.



Tenure: Available freehold

Local authority: Huntingdonshire District Council

Council tax band: E

Services: Mains electricity, water and drainage. Gas fired central heating.

Situation

Hemingford Abbots is a picturesque and sought-after village to the northeast of Cambridge, situated along the banks of the River Ouse, with excellent facilities. Neighbouring Hemingford Grey has a village shop, post office, primary school, a tennis club, bowls club, sports field, and the award-winning pub and restaurant, The Cock, serving modern British fayre.

The Hemingfords sit between the towns of Huntingdon and St Ives, where a wider selection of shops, restaurants and leisure facilities are available. The A14 provides quick and easy access into Cambridge and links to the A1, M11 and major road networks. Huntingdon mainline station is approximately 4.6 miles away, with regular commuter services into London Kings Cross (from 50 minutes) and St Pancras, while St Ives offers the Guided Busway service to the Cambridge Science Park and city centre. There is a good selection of local primary schools, including Hemingford Grey Primary, with several well-regarded private and state schools within easy reach.





The Property

Riverside is a wonderfully renovated home in a quiet, idyllic location on the corner of a no-through road shared with St Margaret's Church, backing on to what can only be described as a 'nature reserve' with the rear garden edging the River Ouse. A spacious entrance hallway leads to a sitting room with a view of the church to the front.

A modern walnut effect kitchen, with a tiled floor, stone worktops, and fitted appliances, opens to a dining and living area that spreads across the rear of the property, featuring twin French doors and panel windows, creating a naturally bright space with breathtaking views. A rear hallway gives access to a ground-floor shower room, a fitted study/bedroom four with a door to the paved entertainment area, a utility room, and a small garage. A bright landing area leads to a family bathroom and three bedrooms with picture-perfect views, including a principal bedroom suite with a rear terrace off the dressing area overlooking the rear garden and beyond.

The property is approached via a shared driveway with a hardstanding area at the side with double gates leading to the rear garden. A walled area gives privacy to an extensive paved entertainment area, an elevated lawn, and steps dropping off to further lawn and mature trees reaching the river with a deck for mooring. The neighbouring house has pedestrian and vehicle access, walled off for privacy.





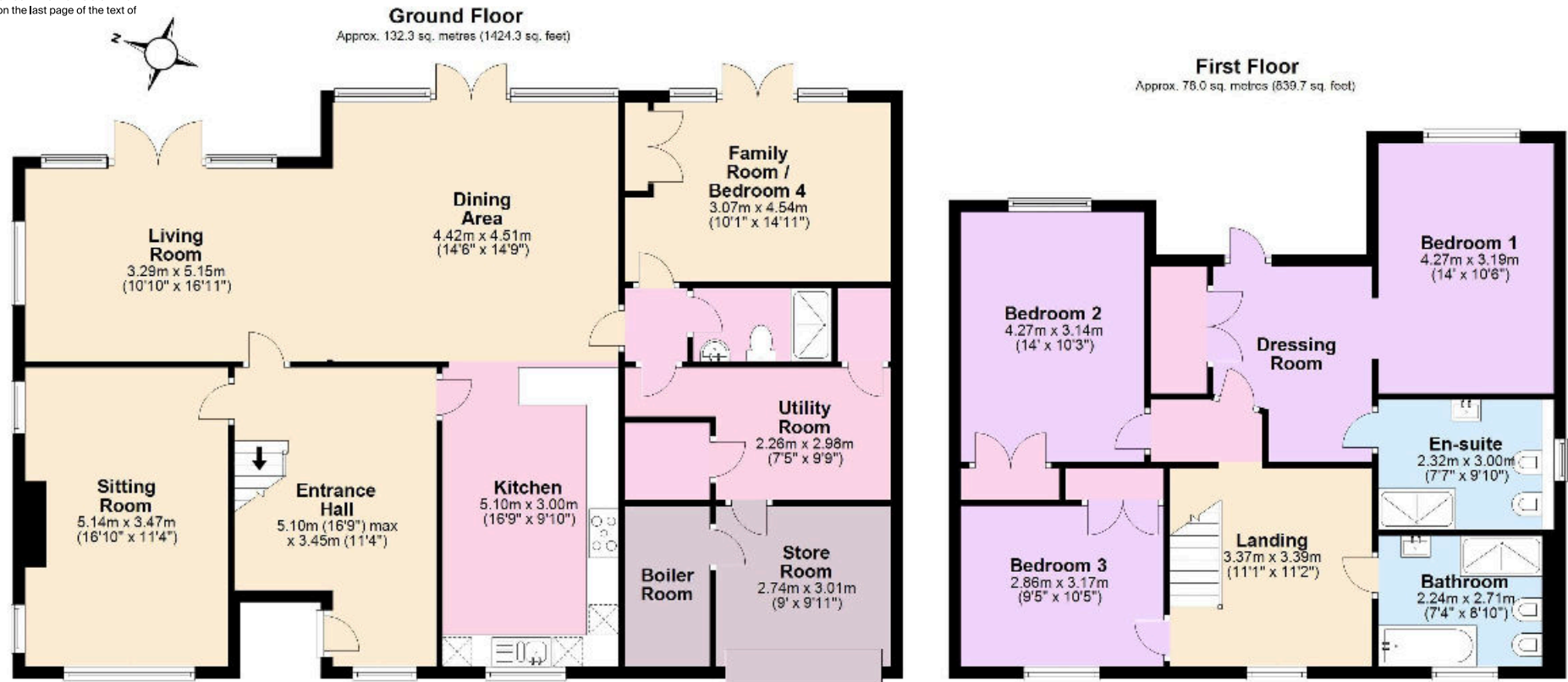


Light and spacious accommodation throughout



Approximate Gross Internal Floor Area 210.3 sq m / 2264 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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