

THE MODERN HOUSE



*Cambridgeshire
Sold*

Stonely

This outstanding Grade II-listed six-bedroom house is set within four acres of beautifully laid gardens just south of the attractive village of Kimbolton. The original dwelling is Georgian in origin, with Victorian elements, and was the subject of a recent renovation and elegant glazed extension by Nicholas Tye architects. Internally, accommodation is incredibly flexible, with four reception rooms, a games wing and a triple oak-frame garage, extending to almost 6,000 sq ft in all.

The house is approached through electric gates via a private driveway which arches around a walled front garden. Formal entrance is through the white-stucco Victorian façade, with several alternative routes of access through a wonderful paved courtyard garden.

THE MODERN HOUSE



*East Anglia
Sold*

Stonely

The main house offers a symmetrical plan at the front; a central corridor flanked by two similarly proportioned reception rooms, both with wood-burning stoves and wide-board oak flooring. This culminates in a stone-floored entrance hall, with guest WC, leading ahead to a family room with a cast-iron fireplace. To the right is a utility room, and the kitchen, which is flooded with natural light from a series of roof lights and a wall of south-facing timber-framed doors and windows. To the left, through a glass corridor, is the living room, glazed on all sides with Schuco sliding doors to the terrace, and a green sedum roof.

On the other side of the courtyard, beyond the kitchen, is a wing with plant room, shower, games room and bike store, and access to the garages which contain a Tesla charging point. A large bedroom is situated above.

Five further bedrooms are spread across the first and second floors. One has an en-suite shower room with the remainder served by two family bathrooms. There is a laundry room on the first floor and plenty of storage throughout.

The expansive gardens are south-facing and mainly laid to lawn, interrupted by planted beds, topiary-bordered pathways and an all-weather tennis court. Fruit trees are dotted throughout, along with an impressive selection of mature evergreen and deciduous trees. Among them are some incredible Wellingtonia which form part an avenue that leads to nearby Kimbolton Castle.

The castle is now part of Kimbolton School, a highly regarded independent boarding school for boys and girls between the ages of 4 and 18. There are several excellent schools in the area for all ages, most notably Oundle and those in Bedford.

Kimbolton has a reputation as a friendly village with a healthy selection of independent shops, two pubs, a chemist, post office and butchers. There are several good places to eat in Kimbolton and the wider area.

St Neots is around eight miles away and its station runs regular train services to London Kings Cross taking as little as 40 minutes. The same service continues through London Blackfriars to London Bridge and beyond to Gatwick Airport. The A1 is nearby for quick access to London by car and improvements to the A14 allow Cambridge to be reached in around 40 minutes.

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.