



## Single storey house with equestrian facilities

**Crimpledean Farm, 104 Meadow Road, Great Gransden, Sandy, Bedfordshire SG19 3BB**

Freehold





Re-fitted kitchen • Light and spacious rooms • Stable yard with planning potential (STP) • Detached double garage • Hard tennis court • All weather manege • In all about 12.85 acres

#### Local information

- Great Gransden is an attractive and popular village situated approximately 13 miles west of Cambridge and 12 miles south east of Huntingdon.

- Local facilities include a primary school, post office, public house and general store together with bowls and tennis clubs. Nearby Cambridge is not only world renowned for its academic achievements, but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in Europe. The city also provides an attractive combination of ancient and modern buildings, colleges, winding lanes, the tree lined river Cam and extensive shopping facilities, together with an excellent choice of independent schools.

- Road and rail communications are good with the A428 within about 3 miles providing links with the A1 to the west and the M11 to the east and there is a mainline railway station at St Neots with services to London's King's Cross in about 40 minutes.

#### About this property

Crimpledean Farm is a spacious modern single storey house which dates back to the early

1970s. Set well back from the village road the house has lovely outlooks over its land to the north and offers an unusual combination of a reasonably large house with good accommodation on one level together with a stable yard which may have some potential for redevelopment (subject to planning) and 12.85 acres of land laid mainly to fenced pasture.

Approached through a large porch and a modern insulated front door which opens into the entrance hallway off which is the dining room. There are three other reception rooms including interconnected sitting and family rooms with large picture windows and a "games room". The kitchen has been refitted in recent times and has a range of high gloss units with a peninsula and integrated appliances. There are three double bedrooms one with en suite shower and a family bathroom together with a fourth bedroom/study overlooking the rear.

The accommodation is shown in greater detail in the attached floor plans.

A five bar gate leads into the shingled driveway, on the left hand side is the Stable yard with three separate buildings situated around a concreted yard. There are eight loose boxes, a hay barn and tack and feed rooms. To the rear is the all weather manege enclosed within post and rail fencing. The driveway continues



to the east up to the house and a large parking area and the detached double garage. To one side is a paved terrace with planting surrounding and beyond this, up a slight incline, is the wired hard tennis court. To the rear of the house are lawns and a patio area and beyond them the remainder of the land is divided into three fenced paddocks. In addition there are two further pasture fields with natural hedge boundaries.

In all about 12.85 acres.

**Tenure**

Freehold

**Local Authority**

Huntingdon District Council:  
Band G

**Viewing**

Strictly by appointment with  
Savills

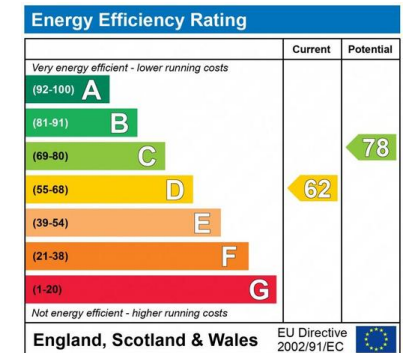




Approximate Floor Area = 250.1 sq m / 2692 sq ft



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