Waters Edge
Meadow Lane • Hemingford Grey • Cambs • PE28 9DH

A 9,143 sq ft architect designed house with frontage to the River Great Ouse, in a lake side setting with 6 acres of gardens and grounds

Entrance hall • kitchen/breakfast room • utility and pantry • plant room • WC • rear hall

Garden/family room • dining room • library • cinema/sitting room • comms room

TV room/study • guest bedroom suite with dressing room and en suite bathroom

Bedroom 2 with dressing room

Master bedroom suite with en suite shower and dressing room

2 further bedrooms with adjoining balcony • mezzanine play room

Detached double garage • driveway with parking for several cars

Indoor swimming pool • gardens • lake

In all 6 acres
Location
Waters Edge is situated at the end of Meadow Lane, a no-through road on the edge of the picturesque riverside village of Hemingford Grey which is situated between Huntingdon and the University City of Cambridge. There are good facilities in the village including two public houses and an award-winning public house/restaurant “The Cock”, a general store/post office, primary school, Church of St James, a village hall and a sports/social club - The Hemingford Pavillion, with facilities for tennis, squash, cricket, bowls and football.

St Ives (approximately 3 miles) is a riverside market town which provides comprehensive shopping and recreational facilities, a Waitrose supermarket and the “guided bus” service which leads to Cambridge North station and on to Cambridge central station from where it continues to Addenbrookes hospital and the Biomedical Campus. For the commuter, there are fast train services from Huntingdon train station (5 miles to the north west) leading into London’s Kings Cross station (from 47 minutes). Access to the A14 is just outside the village which in turn leads to the M11 to the south east and the A1 to the north west. The A14 also leads to the M1 & M6. The A14 is currently undergoing major improvements which are scheduled to be completed by 2020 and will mean the road takes a different route from Fenstanton across to the Black Cat roundabout at Brampton. The centre of the high tech University City of Cambridge is 16.8 miles to the south east where there are excellent shopping, recreational and cultural facilities.

There is a primary school in the village and renowned independent schools in Cambridge together with other well-regarded independent schools at Kimbolton, Oundle, Oakham & Uppingham.

Description
Waters Edge is a large architect designed property which was built in around 2005 on an exceptional site overlooking a large lake. The property achieved planning consent at appeal in 2004 and a detached double garage building was built subsequently together with a large indoor swimming pool building which is weather tight but unfinished.

The three main reception rooms have porcelain tiled floors, are all large and feature picture windows giving superb views over the lake and beyond. One is fitted out as a home cinema with electrically operated blackout blinds, drop down screen and platform for a projector. Another has built in shelving along one wall and two feature “Jetmaster” open fireplaces set into stone surrounds. A high quality range of kitchen units with granite work surfaces and a large...
central island with integrated appliances occupies a large area in the open plan living room which is vaulted to full height and has a feature fire place and, above one end, a wood lined mezzanine accessed via a spiral staircase from the adjacent side entrance hallway. Two bedroom suites are also at ground floor level, both with high quality ensuite bathrooms and dressing rooms with built in cupboards.

At first floor level the master suite has a gas flame effect fire built into a marble clad chimney, sitting and study areas, a large ensuite shower room and a separate fully fitted dressing room. The main part of the bedroom has access via double doors onto a wide balcony with outlooks over the gardens and lake towards the river. The second staircase leads up to a pair of large bedrooms both with French doors leading onto a shared balcony and there is a shower room situated between them accessed from the landing.

The accommodation is shown in full detail in the attached floor plans and extends to over 9,100 sq ft (849 sq m).

**Outside**
Waters Edge is the last property on the left hand side on Meadow Lane. A pair of stone clad brick piers flank the entrance leading into a wide paved entrance courtyard to the front and side entrance doors. To the right hand side is the detached double garage with electrically operated up and over door and power and light laid on.

To the rear of the house there is a raised paved terrace all along the garden elevations together with a deep paved area with outdoor “kitchen” with built-in units.
A level lawned area extends northwards and to the east up to the lake edge. A haven for wildlife, the lake features a decking area to the far side with adjacent rockery over which there is a pumped waterfall.

The swimming pool building has glazed sliding doors all along the east and north elevations, an arched ceiling and an oval cast concrete pool with space for spa. This building is wind and water tight, has power laid on but the pool, wc and changing facilities have not been installed/completed.

Placed on top of a mound planted with shrubs is a timber shingled “look out” facing towards the lake and beyond this is a further landscaped area which leads up to the raised bank beside the River Great Ouse. Set on top of the bank is a timber building (shown in the attached floor plans) which has power and water laid on and a small verandah overlooking the river. The remainder of the land surrounds the lake and features an avenue of tall Lombardy Poplar trees which run alongside where the St Ives to Huntingdon railway line formerly ran.

The property can also be accessed from the end of Meadow Lane where there is a five bar gate adjacent to a small plantation of paper bark birches. This access is subject to a Right of Way serving the adjacent paddocks.
Services
Mains water, gas, electricity and drainage.
Gas fired underfloor heating to ground and first floor from two separate boilers.

Outgoings
Council Tax: Band H Amount payable 2018/2019 £3310.24 p.a
Huntingdon District Council

Agents Note
All viewings must be accompanied by a member of Savills’ staff and for health & safety reasons please attend the property without children where possible otherwise please ensure that children attending viewings are accompanied at all times.
Gross internal floor area
849.4 sq m / 9143 sq ft
(Including Mezzanine / Excluding Void)
Swimming Pool = 261.6 sq m / 2816 sq ft
Riverside Building = 27.8 sq m / 299 sq ft

Not to scale. For identification purposes only.