



Pondside Main Street
Huntingdon, PE28 5LL



Christie Taylor
Partnered With
Simpsons
Property Experts

**** SALE AGREED PRIOR TO MARKETING - SIMILAR HOMES ARE URGENTLY REQUIRED ****

Pondside is a beautifully presented six bedroom detached home, enjoying uninterrupted field views to the rear and positioned within a picturesque village on an enviable wrap-around plot. A birch-lined driveway provides parking for multiple vehicles and leads to the double garage.

Inside, a welcoming entrance hall with guest WC gives access to the ground floor accommodation. The dual-aspect living room features French doors opening to the rear garden, while the impressive kitchen/dining/family room offers both French doors and bi-fold doors to the garden, creating a wonderful connection to the outdoors. A useful utility room adds further practicality.

The upper floors host the family bathroom and six well-proportioned bedrooms arranged across two spacious levels, with the principal suite benefitting from its own en-suite shower room.

A stunning home in a fantastic rural setting. Viewing is strongly advised.



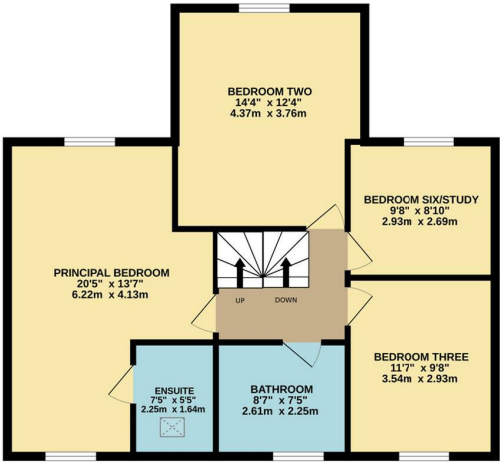
£799,995



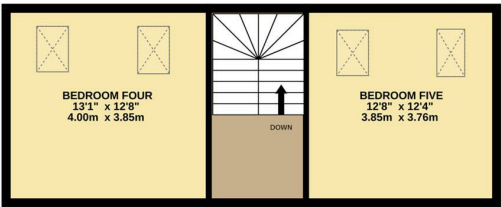
GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1993 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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