



Roseholm High Street
Huntingdon, PE28 0AB



Christie Taylor
Partnered With
Simpsons
Property Experts

Roseholm is a beautiful example of a thoughtfully refurbished and remodelled chalet-style bungalow, fully adapted to suit modern family living. Set on a prime plot, the property enjoys a generous, established rear garden and a gravel driveway providing ample parking, leading to the main entrance framed by a bespoke, hand-crafted oak porch.

Inside, a bright and welcoming entrance hall gives access to two ground-floor double bedrooms, each with fitted wardrobes, along with a cosy snug with an open fire that could serve as a fifth bedroom if required. A guest WC, a stylishly refitted contemporary bathroom, and the former garage—now a practical utility and storage area—complete the front portion of the home.

To the rear, the property opens into an impressive, modern open-plan kitchen/dining room, complemented by a rear hall with stairs rising to the first floor and a dual-aspect lounge with doors leading directly out to the garden. Upstairs, there are two further bedrooms and an additional guest WC.

A standout home in a highly desirable village, offering space, style and versatility. Viewing is strongly recommended.



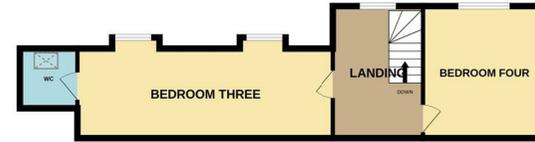
Asking price £725,000



GROUND FLOOR
1910 sq.ft. (177.4 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2358 sq.ft. (219.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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Tel: 01480 589584

Email: kimbolton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/kimbolton

