



## 31 High Street, St. Neots, PE19 6RF

**£500,000**

Located in Great Paxton is The Thatched Oven, a quintessential Grade II listed, three bedroom cottage.

First recorded in the Domesday Book, this charming cottage was originally built as a farmhouse circa 1640. Extended in 1992 to provide additional living space, it still retains the character and period features of the original property.

## Welcome to The Thatched Oven

Step inside a bright and welcoming kitchen, featuring cream cabinets, stone worktops and integrated appliances. At its heart is a practical island offering additional storage and space for informal dining. To the side, a breakfast bar provides the perfect spot for relaxed family mornings.

The lounge showcases original exposed beams and an impressive inglenook fireplace with an electric fire, the perfect place to relax. Triple-aspect windows to the front and side enjoy views across the landscaped gardens, with French doors opening onto the patio. Continuing through to the dining room which benefits from dual-aspect views over the front and rear gardens, original exposed beams, and an inglenook fireplace featuring a Victorian cast-iron stove. There is space for a large dining table, ideal for entertaining family and friends.

Upstairs, there are three double bedrooms, each featuring characterful exposed beam walls. Bedrooms one and two further benefit from built-in storage cupboards. An inner landing leads to a useful utility area, incorporating a built-in cupboard with space for a washing machine. Completing the living space is a four-piece bathroom, tastefully fitted with a traditional roll-top bath on claw feet, and a separate shower.

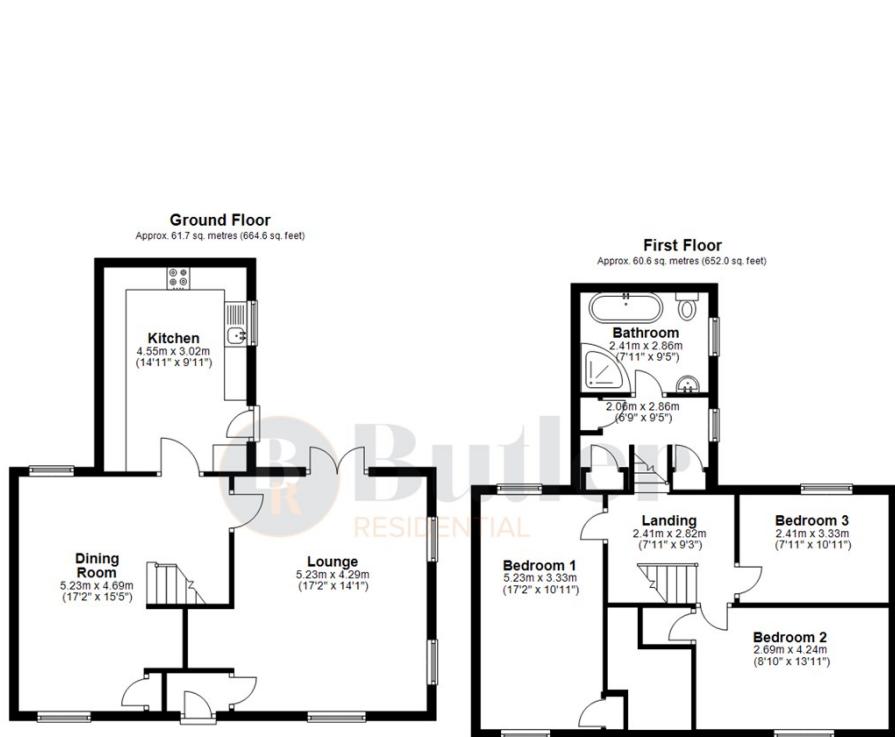
Outside, the property enjoys both front and rear gardens, offering a high degree of privacy. To the side of the house is a patio area, ideal for entertaining during the warmer months. The gardens are surrounded by mature shrubs and fruit trees and include a protected newt pond. To the rear, there is a storage shed and a large gravel driveway providing parking for up to four vehicles, with gates for added security.

Additionally, the property benefits from a re-thatched roof, completed in March 2021, with a traditional Hare finial proudly watching from above.

## What's In the Area?

The village of Great Paxton offers a local primary school, a popular pub hosting regular events, and a community-run shop. For commuters, the A1(M) and A14 are within easy reach, with nearby mainline stations at St Neots and Huntingdon providing fast services to London King's Cross/St Pancras.

## Floor Plan

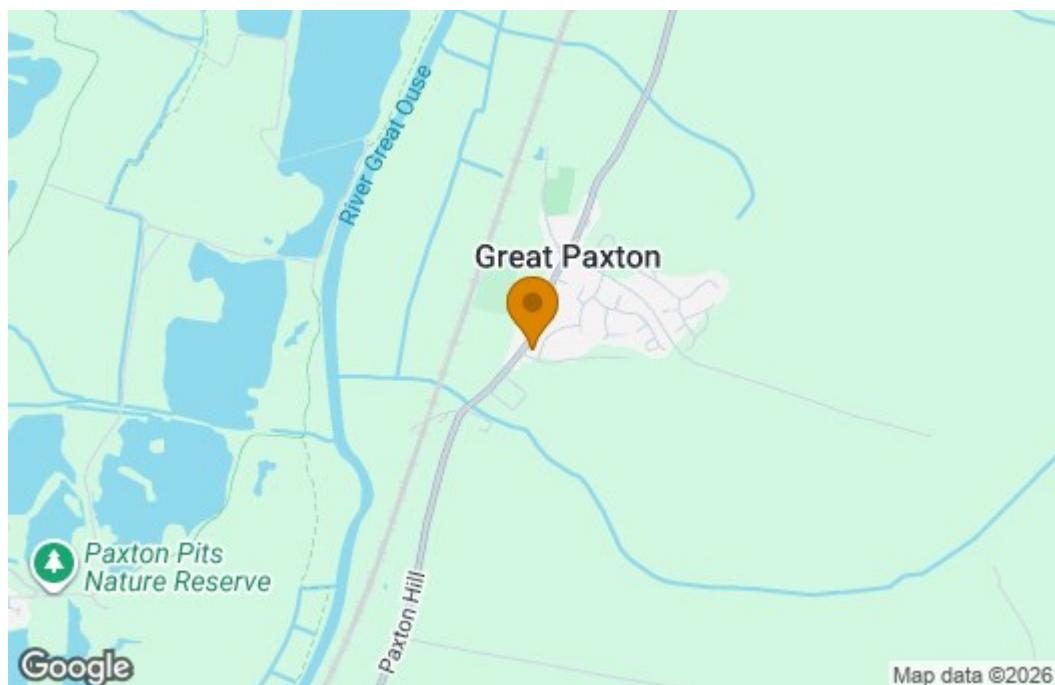


Total area: approx. 122.3 sq. metres (1316.6 sq. feet)

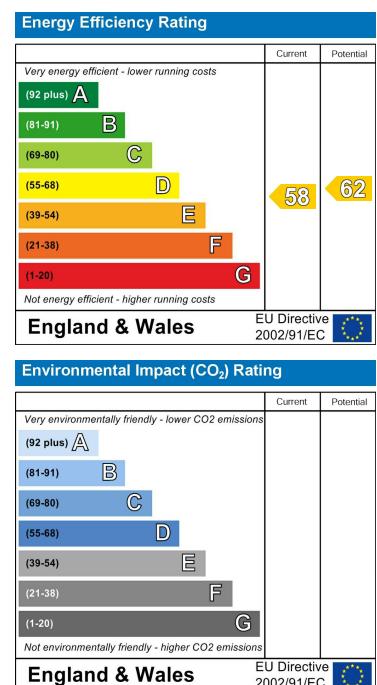
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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