



 **Butler**
RESIDENTIAL



53 Greenway, St. Neots, PE19 5TU

£875,000

Located in Buckden is this detached and extended four double bedroom family home, with a double garage and off road parking.

Welcome to Greenway

Step inside a bright and welcoming entrance hall immediately giving a sense of home. To the right is a spacious lounge, filled with natural light from a large window offering views to the front. To the rear is a versatile space currently being used as a home gym, but equally suitable as a playroom or study.

Continuing through the hall via double, glazed doors lies the heart of the home, a large open-plan living space designed for all the family to enjoy. Arranged across three zones is an additional lounge area, dining space and a striking kitchen, perfect for both everyday living and entertaining. Bi-fold doors, fitted with remote-controlled blinds open across the rear, seamlessly connecting the indoors with the garden.

The lounge is enhanced by a striking roof lantern, creating a tranquil spot to unwind with a book or listen to music while enjoying views of the garden, and surrounding fields. In the corner is a modern wood-burning stove adding warmth and character, perfect for cosy, colder evenings. The adjoining dining area comfortably accommodates a large table, making it ideal for family meals or entertaining guests.

The kitchen has been thoughtfully designed, with a central island ideal for informal dining. Handleless cabinetry in a light blue finish creates a timeless yet contemporary feel, complemented by stone worktops providing ample space for cooking and meal preparation. Appliances include an induction hob with an integrated extractor fan, twin Neff ovens, and a Quooker tap for instant hot water. The island houses two wine fridges, while there is also provision for a large American-style fridge freezer. Additional features include remote-controlled Velux windows and underfloor heating to both the kitchen and lounge. Flowing from the kitchen, is a practical boot room with storage for coats and bags, alongside a utility room with further Bosch ovens and space for both a washing machine and tumble dryer. Completing the living space, is a downstairs W/C situated off the hall.

Sleeping Quarters

As you ascend the oak staircase, you are welcomed by a gallery landing with ample wall space to display cherished photographs and artwork. Bedroom one is a generously proportioned retreat, with twin windows overlooking the front and plenty of room for large wardrobes. The modern en-suite has a walk-in shower with rainfall shower head, and a vanity sink with storage.

The second bedroom, another spacious double

positioned to the rear of the property, enjoys views over the garden, open fields, and towards Buckden Marina. Built-in storage provides both shelving and hanging space, while the stylish en-suite shower room adds further convenience.

To the front lies the third bedroom, complete with fitted storage and its own contemporary en-suite shower room. Across the landing is the fourth bedroom, benefitting from views of the garden, with the four-piece family bathroom located next door.

The Garden

Outside, is a superb garden with far-reaching views across the rolling countryside. Multiple seating areas provide the perfect spots to enjoy the morning sunrise, and evening sunset. A generous lawn is complemented by shrub borders, with an extensive raised decked area, ideal for entertaining. To the side of the house there is discreet space for bin storage, along with additional side access leading to the front.

To the front is a landscaped garden with further shrub planting and a neatly kept lawn, with off road parking for several cars. A double garage provides secure storage for tools, gardening equipment, and bikes.

The property also benefits from eco-friendly solar panels installed on the roof.

What's In The Area?

Greenway is located on the edge of the village, within walking distance to the excellent Buckden CofE Primary School, a private day nursery, and pre-school, making it ideal for a growing family. The village has a range of amenities including a Post Office, convenience stores, a well renowned Butchers and three pubs, as well as a Doctors surgery and pharmacy. Countryside walks are right on the doorstep, along with excellent sports facilities at the local playing fields. For commuters, the A1(M) and A14 are just minutes away, with nearby mainline train stations in Huntingdon and St Neots offering fast services into London King's Cross and St Pancras.

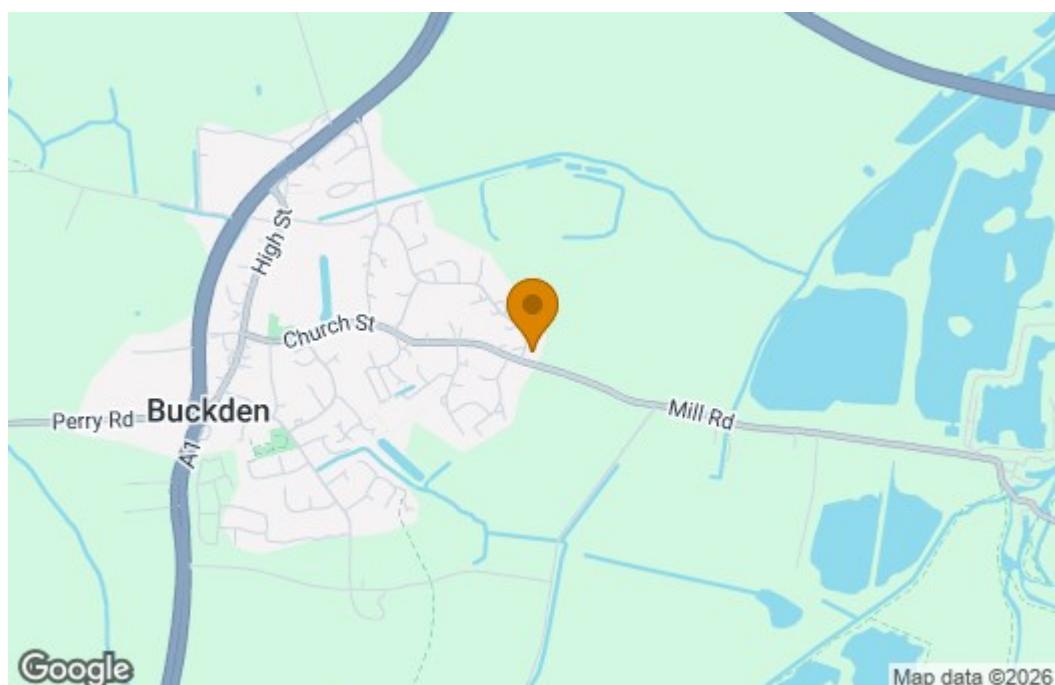
Agent Note

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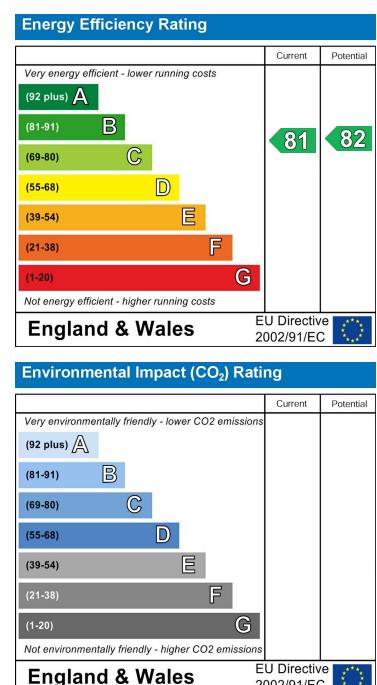
Floor Plan



Area Map



Energy Efficiency Graph



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