



 **Butler**
RESIDENTIAL



Wintringham Lodge Wintringham, St. Neots, PE19 6SP

£1,650,000

Located just outside of St Neots is Wintringham Lodge, a detached five bedroom countryside retreat, set on approximately 1.5 acres with off road parking, a double garage, and lake.

Welcome to Wintringham Lodge

As you arrive at Wintringham Lodge, the impressive scale of this beautifully designed family home immediately takes your breath away. Step into a warm and welcoming entrance hall, featuring elegant oak flooring underfoot and stylish slatted wall panels. Double black Crittall doors lead into the striking and spacious main hallway, where an oak staircase takes centre stage. The heart of the home is the magnificent kitchen and dining room, thoughtfully designed for entertaining family and friends. Sleek, handleless cabinets with generous deep drawers provide ample storage. Appliances include triple Neff ovens, an induction hob with integrated ventilation, a built-in fridge, dishwasher, and a large Neff wine cooler. The substantial kitchen island, complete with breakfast bar seating, is perfect for more informal dining. Adjacent to the kitchen is a spacious area for a large dining table and relaxed seating, with large bi-fold doors that open out onto a generous patio, seamlessly blending indoor and outdoor living.

Opposite the kitchen is a spacious lounge, bathed in natural light thanks to bi-fold doors that open out onto the expansive patio and side of the property. A large window frames a picturesque view of the rear garden and surrounding countryside, creating a truly idyllic outlook. Above, the recessed ceiling features remote-controlled LED lighting, perfect for setting the mood when the evening falls. Next door is an additional lounge with bi-fold doors which open out into the garden, which could be used as a home cinema, formal dining room or playroom.

Continuing back through the main hallway is an additional reception room currently being utilised as a games room and home office. With a downstairs shower room next door, this could also become an additional bedroom. Finishing off the ground floor living space, is a large utility room with integrated washing and drying machines, and a large freezer. The garage and garden can be accessed via this room making it an ideal space for pets after a walk in the surrounding countryside.

Additional features on the ground floor include underfloor heating, a large storage cupboard for coats, shoes and bags, as well as a CCTV system.

Sleeping Quarters

As you ascend the grand oak staircase, you are welcomed by a stunning feature chandelier suspended above a gallery landing, from which all five bedrooms flow. Bedroom one immediately delivers the wow factor. Bi-fold doors open onto a Juliet balcony, the perfect spot to enjoy a book, listen to birdsong, or take in the rolling countryside views. The room includes a custom, built-in vanity table with storage for cosmetics, along with a

walk-in dressing room offering ample hanging space, shelving, and built-in drawers. The luxurious four-piece en-suite bathroom features double vanity sinks, a bath, and a walk-in shower, all finished with ethereal, cloud-effect tiling, the ultimate private retreat.

Crossing the landing to Bedroom two, you are greeted by a spacious room with views to both the front and rear of the property. To the left is a walk-in dressing room with hanging rails, shelving, and built-in drawers, while to the right, a four-piece en-suite bathroom boasts a large oval bath with feature tap, separate shower, and vanity sink with storage for cosmetics and essentials.

Bedroom three overlooks the garden and includes a built-in wardrobe and drawer unit, along with a stylish three-piece en-suite featuring a walk-in shower with tiled seating. Bedrooms four and five are mirror images of each other, each benefiting from a dressing room and en-suite shower room.

Garden Dream

The property sits within approximately 1.5 acres and offers a blank canvas ready to be transformed into a gardener's dream. Set against a backdrop of stunning countryside with multiple patio areas providing perfect spots to relax and enjoy the sun throughout the day, and beautiful sunsets in the evenings.

To the front is a mature orchard with many fruit trees, and a private lake which could be transformed into a natural swimming pool.

Parking is available for multiple cars, and the double garage is large enough to secure two cars, plus has plenty of space for bike storage and gardening equipment.

What's In The Area?

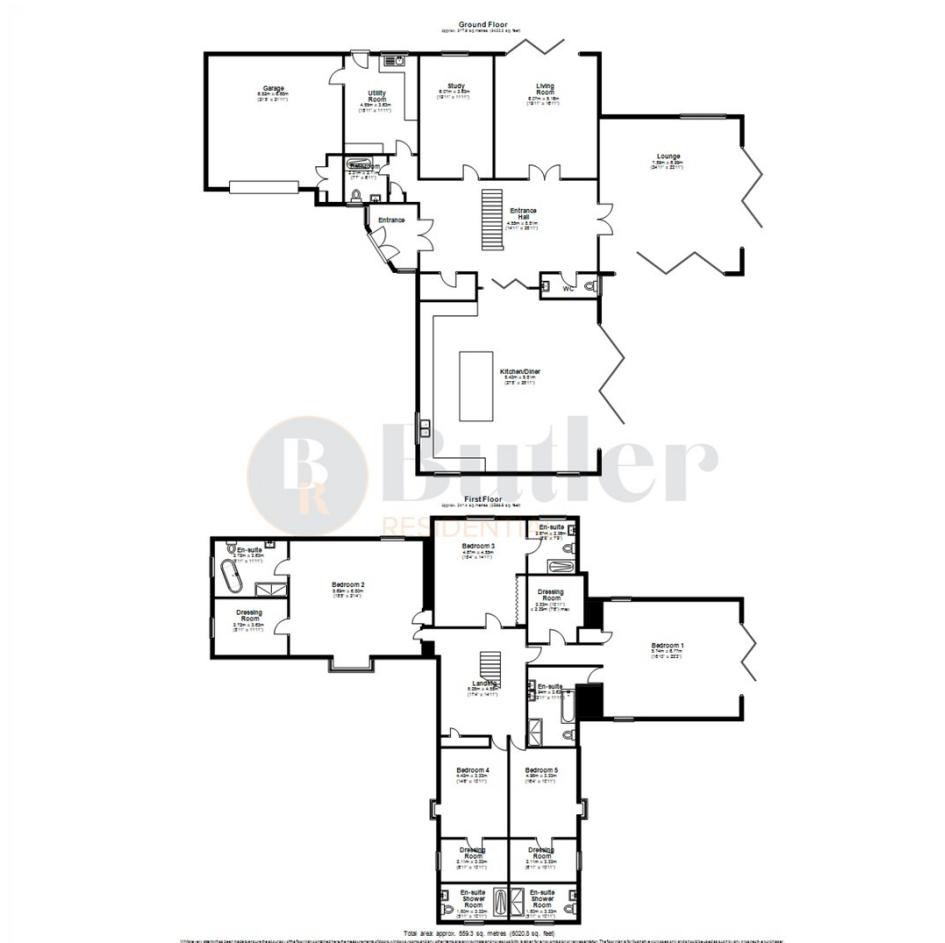
Wintringham Lodge enjoys convenient access via the A428 and is just a short drive from the centre of St Neots, which offers a variety of independent shops, cafés, and restaurants, along with larger retail parks and supermarkets. St Neots mainline station provides direct services to London King's Cross/St Pancras, while Cambridge Park and Ride sites are reachable in approximately twenty minutes, ideal for those needing to commute. For families, there are excellent primary and secondary schools in St Neots, Eltisley, and Cambourne.

Agents Note

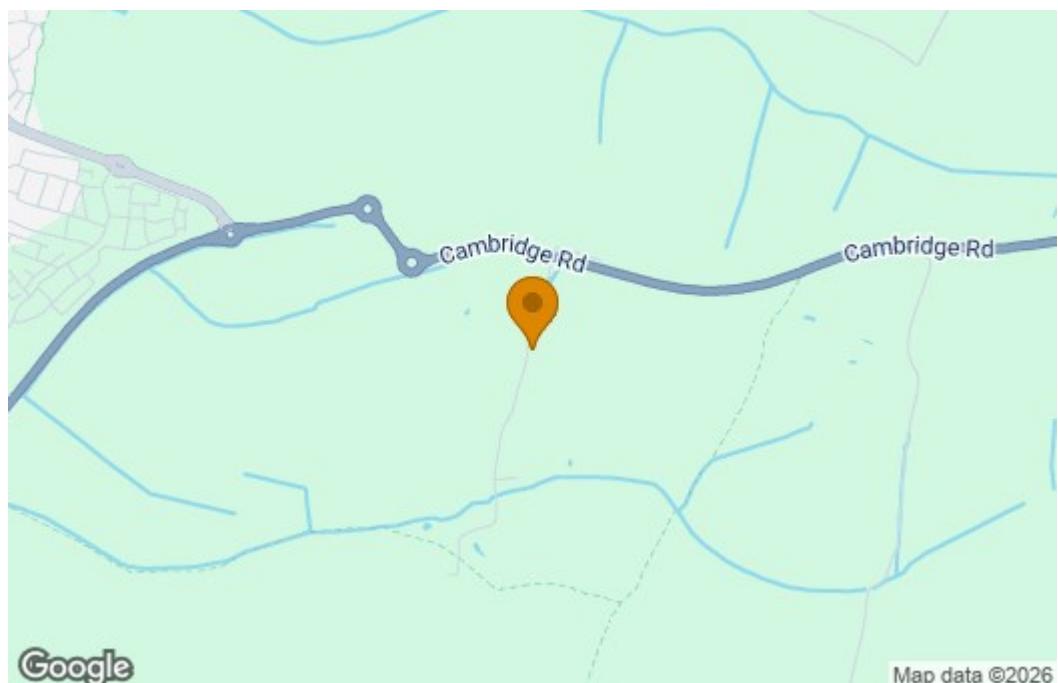
This property has been styled by Butler Residential, to find out more please get in touch.

Please note that some photos are CGI images.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Address: Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

Tel: 01438 584400

Email: hello@butlerresidential.co.uk