



## Field House Silver Street, St. Neots, PE19 5TS

**£1,150,000**

Located in Buckden is this detached Georgian property, with four double bedrooms, an adjoining two double bedroom annexe, and garden studio, with off-road parking for two cars and a garage.

## Welcome to Field House

Welcome to Field House, a Grade II listed Georgian residence, featured in one of historian Sir Nikolaus Pevsner's, Buildings of England architectural guides.

The frontage is both elegant and imposing, setting the tone for this rarely available home. Step inside to a bright and welcoming entrance hall, flooded with natural light from a large window positioned on the staircase. High ceilings continue throughout, with striking Georgian mouldings adorning the walls. The sitting room enjoys breathtaking views over the garden through French doors and boasts a wealth of character features, including arched recessed shelving, wall sconces and a fireplace with a marble surround. A Jetmaster open fire cleverly directs heat back into the room, perfect for cosy evenings with the family.

Across the entrance hall lies the formal dining room, offering views to the front through two large sash windows, with original shutters concealed and cleverly constructed in the recesses situated on either side. There is ample space for a substantial dining table, while glazed parlour palm etched doors open into the kitchen, where solid wooden flooring flows underfoot, seamlessly connecting the two rooms and making it ideal for entertaining family and friends.

The kitchen sits at the heart of the home, often used for more informal dining and family games, and has been fitted with classic cream cabinetry. A traditional Aga is the kitchen's standout feature, presented in a timeless pillar-box red finish. Integrated appliances include an electric oven, ceramic hob and dishwasher. Next door is a utility room with space for a washing machine, fitted cupboard storage and a practical downstairs WC. Adjacent to the formal dining room is a timber-framed orangery, providing a versatile year-round reception space. French doors open out to a private courtyard complete with a two-tier stone water fountain, the perfect place to relax and unwind.

## Sleeping Quarters

As you ascend to the first floor, light greets you from the dual-aspect windows, one overlooking the garden and the other facing the front of the property. Bedroom one is situated to the left of the landing and is a wonderfully spacious room, with triple windows framing views across the garden. Fitted wardrobes span the rear wall, providing excellent storage, while a concealed fireplace adds further character. An en suite shower room is a practical addition and also offers mirrored storage space. Next door is the family bathroom, fitted with a vanity sink and a bath with shower

attachment.

Across the landing is Bedroom two, a true showstopper. Large windows provide views to the front, while a beautiful terrace overlooks the walled garden. Accessed via double doors, this outdoor space is the ideal retreat in which to enjoy a morning coffee, read the papers or practise yoga on a sunny day. In addition, this bedroom benefits from built-in wardrobe space and a concealed fireplace which could be reinstated.

Up a further two flights of stairs are bedrooms three and four. Both are generous doubles, enjoying dual-aspect views, built-in wardrobes and vanity sinks. Bedroom four also benefits from an additional cupboard, ideal for storage. The landing itself is home to bookshelves, creating a miniature library area, the perfect spot to get lost in a good book.

## The Walled Garden

The walled garden is a private sanctuary, beautifully stocked with established planting, shrubs and mature trees. Several of the many rose bushes are believed to be over 90 years old, adding quintessential English charm to this enchanting setting. The queen of climbers Clematis, elegantly frames the balcony terrace, while a stunning Wisteria adorns the side of the property, bursting into bloom during the summer months.

A generous patio area wraps around the property to a secluded private terrace, with a two-tier stone water fountain, and there is a further patio adjoining the garden studio. To the rear, there is space for a bench from which to sit and admire the property's architecture, or simply enjoy the shade on a warm summer's day. There is also access to the garage, which provides ample storage for gardening equipment and bicycles, while the rear gate opens onto off-road parking for three cars.

## The Garden Studio

Situated within the grounds of the property is a charming garden studio, currently utilised as a self-catering Airbnb. The main room enjoys views across the garden and features French doors opening onto a patio area. There is a contemporary kitchen fitted with sleek grey cabinetry and marble-effect worktops, with space for a fridge freezer. Leading off the kitchen is a modern three-piece shower room, together with access to an inner hall and side entrance door.

This versatile space would make an excellent home office for those running a business from home, or equally provide superb additional accommodation for visiting guests.

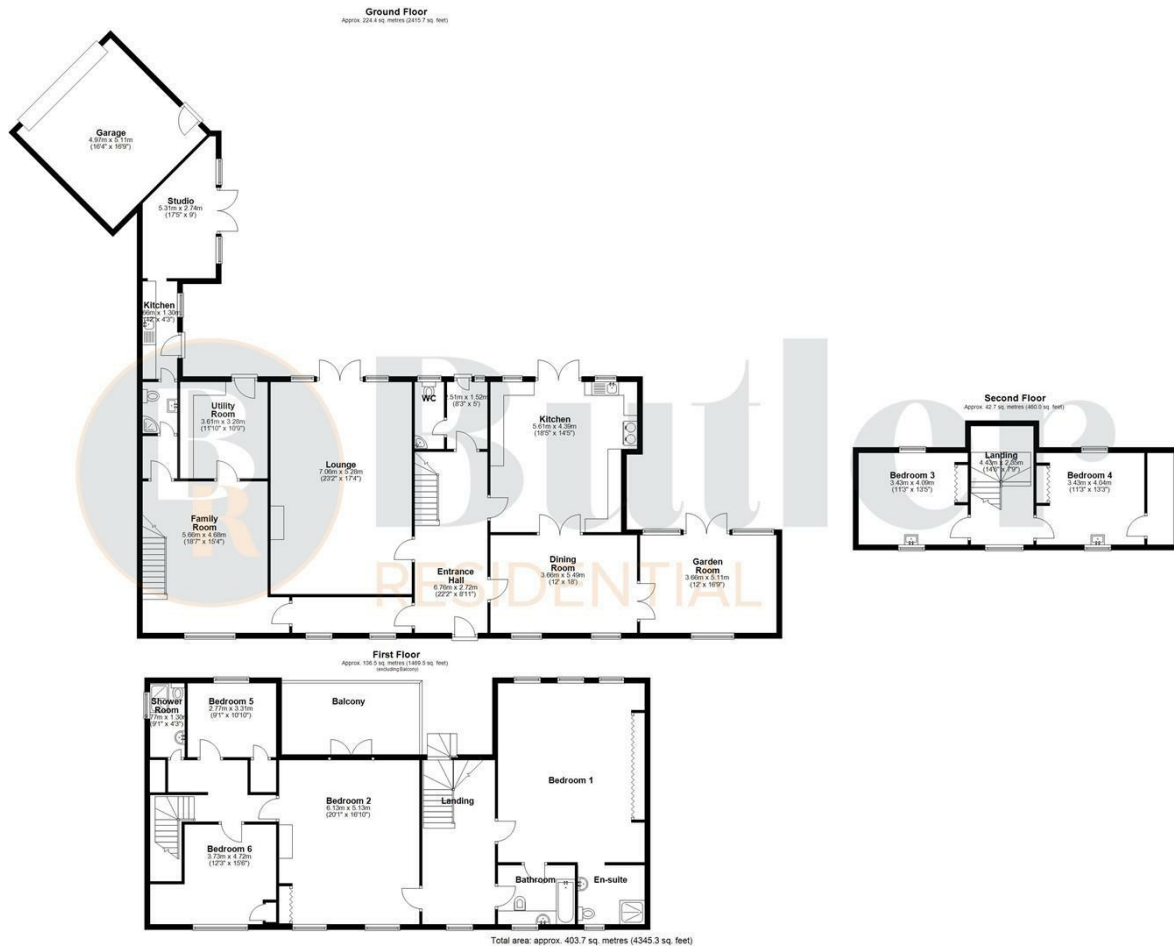
### **The Annexe**

The annexe is an excellent addition to Field House, providing versatile additional living accommodation, or office spaces. Connected via an inner hallway through the main house, or alternatively through Bedroom Two, the annexe is ideally suited to multi-generational living or those with older children seeking a degree of independence. There are two double bedrooms, both benefitting from built-in storage, together with a modern bathroom featuring a walk-in shower. In addition, the annexe can be linked to the garden studio via an internal hallway, which also provides direct access from the side of the property.

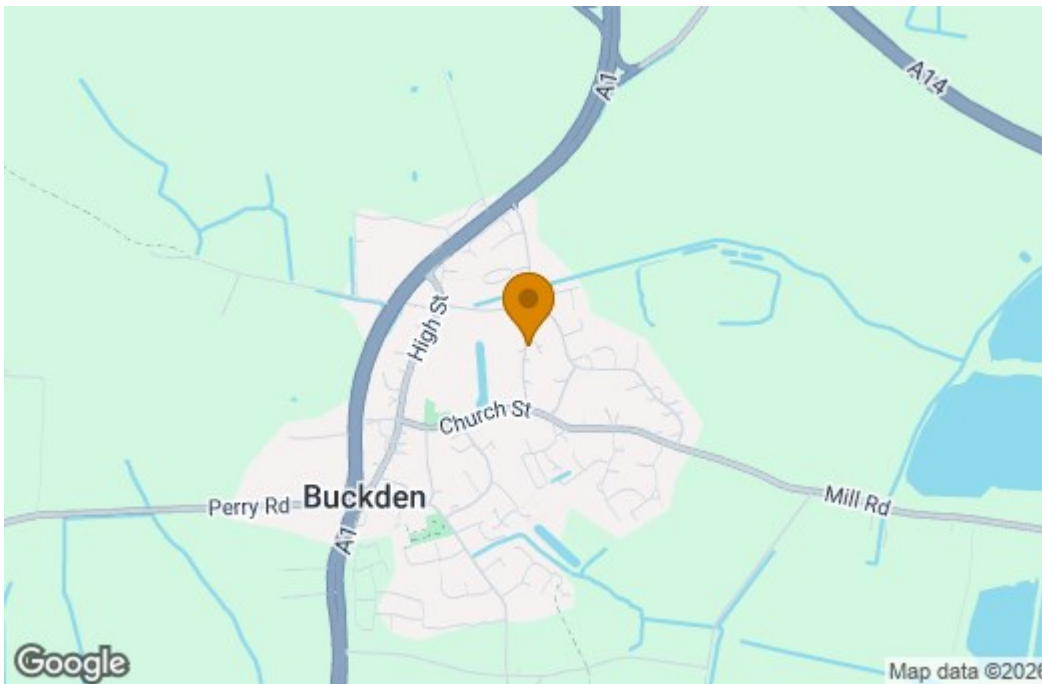
### **What's In The Area?**

Field House is centrally located in 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.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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