Hardwicke Farm

Caxton Road, Great Gransden Cambridgeshire, SG19 3BQ

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Knight Frank

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Cambridge 13 miles, Huntingdon 12 miles, St Neots (fast train service to King's Cross) 7 miles, A1 8 miles (distances and times are approximate).

An absolutely stunning Georgian period property occupying an idyllic location, set in 7.67 acres, with annexe and versatile outbuildings including a Grade II listed barn.

Gross internal floor area: 6,260 sq ft (582 sq m) excluding Cellar, Void and all Outbuildings

Annexe: 1,030 sq ft (96 sq m), Outbuildings: 4,219 sq ft (392 sq m) excluding Annexe

Ground Floor: Entrance Hall, Music Room, Study, Dining Room, Drawing Room, Kitchen/Breakfast Room, Family Room, Utility Room, Steam Room, Plant Room, 2 Cloakrooms, Cellar

Outside: Ample Driveway, Quadruple Garage, Wonderful Grounds and Gardens, Swimming Pool , Hot Tub, Tennis Court

Annexe: Sitting Room, 2 Bedrooms, 2 En Suite Bath/Shower Rooms

Outbuilding: Entertainment Barn, Kitchenette, Cloakrooms, 2 Store Rooms, Double Carport, Games Room

In all the property comprises 7.67 Acres (3.104 hectares)

Please read Important Notice on the floor plan page.

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Description

Hardwicke Farm is believed to date from 1810 and is a beautiful example of the Georgian period, which is typically renowned for its well-proportioned rooms and high ceilings. Since purchasing the property, the present owners have carried out comprehensive improvements to the property to an exceptionally high standard, with care being taken to retain the period features which include cornicing, ceiling roses, deep skirtings, dado rails and marble fireplaces. The versatile accommodation is immaculately presented throughout and extends to an impressive and tremendously versatile 7,290 sq ft (678 sq m), to include an independent 2 bedroom Annexe and Outbuildings extending to a further 4,219 sq ft (392 sq m).

Historical Note Magnificent Grade II listed Barn dating from circa 1844 with small kitchen and WCs. Constructed with local red brick under a hipped slate roof with 6 bays, 2 high double entry's with elliptical arches to the south facing elevation and geometric ventilation holes. Two adjacent rows of contemporary stables also of red brick under slate roofs, form the east and west boundaries to a central courtyard.

Outside
To the south of the house there are a variety of beautiful, well-established herbaceous borders and an elegant box parterre infilled with English lavender.

Wide expansive terraces and gravelled areas lead to a Swimming Pool powered by an air source heat pump, hot tub, beautiful central courtyard, tennis court, vegetable plot, greenhouse, and a variety of trees including horse chestnuts.

The **Annexe** was converted from outbuildings in 2012 (permission granted 11/01/2011) and offers additional bedrooms for domestic help or family needs.

The remaining outbuildings comprise a **Garage** with space for 3 cars and further **Garage** block with space for 4 cars. A spectacular **Entertainment Barn** with kitchenette, cloakrooms, **Store Rooms** and **Games Room**.

Property Highlights

- Well-proportioned rooms with high ceilings
- Many original period features including cornicing, ceiling roses, deep skirting boards, dado rails and fireplaces
- Tumbled marble floors and solid oak floors to ground floor
- Impressive Entrance Hall
- All windows replaced with double glazed hard wood windows throughout, re-wired with Forbes & Lomax electrical light switches to the ground floor and re-plumbed
- Stunning Kitchen/Breakfast Room 24'1 x 20'6 (7.34m x 6.25m) with slate floor, fitted with bespoke range of cabinets and integrated appliances including Siemens fridge/freezer, Bosch dishwasher, plate warmer, electric Aga with 3 ovens and electric companion comprising 4 halogen hobs and top oven/grill with bottom fan oven and extractor hood over
- Magnificent Drawing Room 23'10 x 21'0 (7.26m x 6.39m) with wonderful open Rococo marble fireplace, attractive acanthus cornicing and ceiling roses
- Family Room with open fireplace with granite hearth and stone surround and bi-fold doors to garden

Property Highlights

- Impressive Principal Bedroom Suite 27'6 x 18'3 (8.38m x 5.57m) comprising Dressing Room and En Suite Bathroom with polished marble wall and floor tiles and under floor heating, large walk-in shower and cast iron roll top bath
- Four further Bedrooms and 3 further Bath/Shower Rooms (2 En Suite)
- Annexe converted in 2011/12 from former outbuildings to include re-roofing, re-wiring and re-plumbing, with slate flagstone floor, 2 Bedrooms both with En Suite Shower Rooms and wired and plumbed in readiness for installation of Kitchen
- 3 car Garage and further Garage block with space for 4 cars
- Grade II listed Barn perfect for entertaining with a Kitchenette, several Cloakrooms and Store Rooms
- Oil fired central heating with pressurised hot water system and oil fired boilers
- Wonderful wine cellar
- Extensive leisure facilities to include heated Swimming Pool, Hot Tub, Steam Room and Tennis Court
- Beautiful gardens and grounds totalling 7.67 acres (3.104 hectares)

Approx. Gross Internal Area = House: 582 sq m (6260 sq ft)
excluding Cellar, Void and all Outbuildings

NOT TO SCALE: For guidance purposes only

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation

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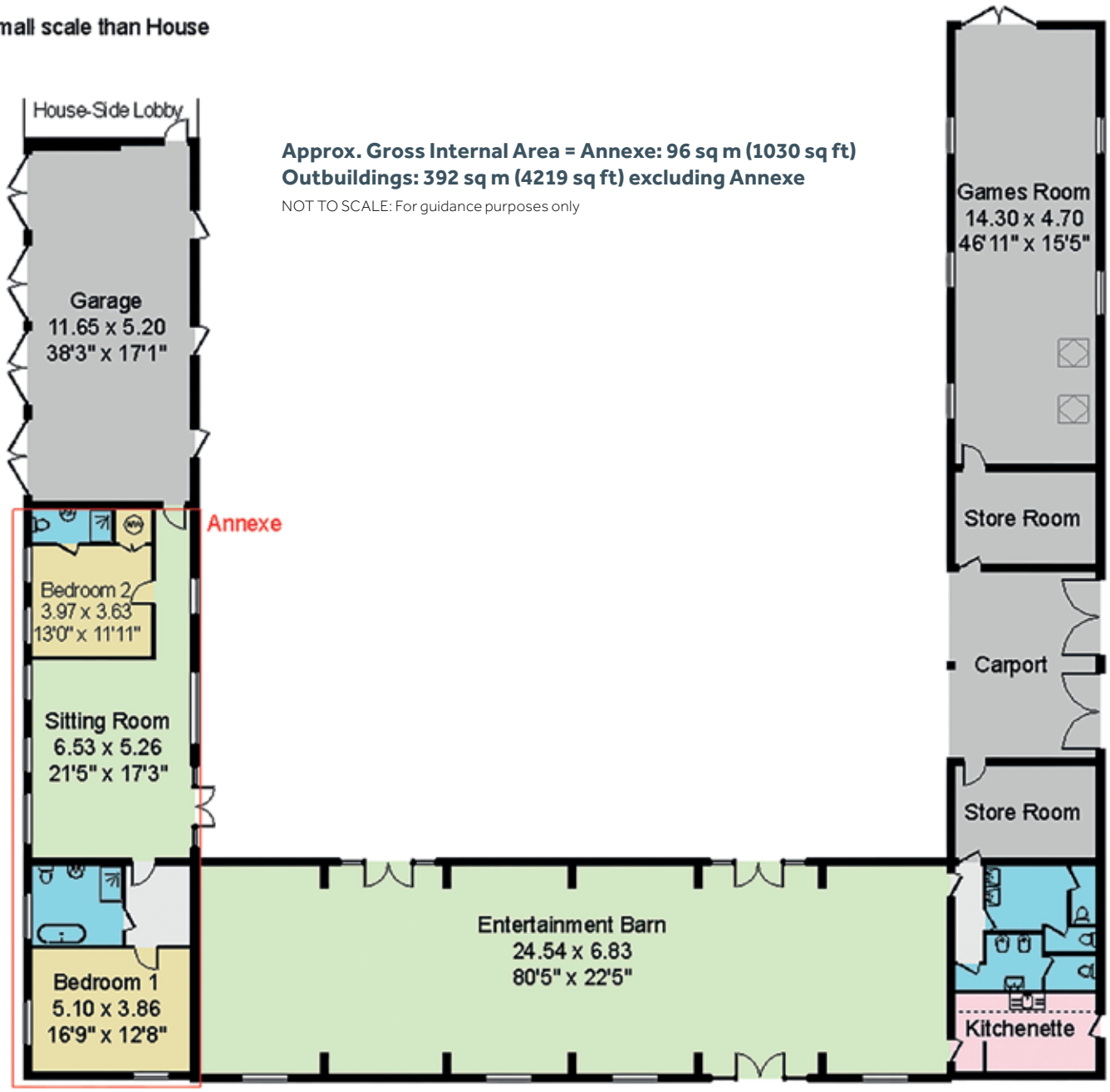
Outbuildings small scale than House

Approx. Gross Internal Area = Annexe: 96 sq m (1030 sq ft)
Outbuildings: 392 sq m (4219 sq ft) excluding Annexe

NOT TO SCALE: For guidance purposes only



- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage/ Outbuildings

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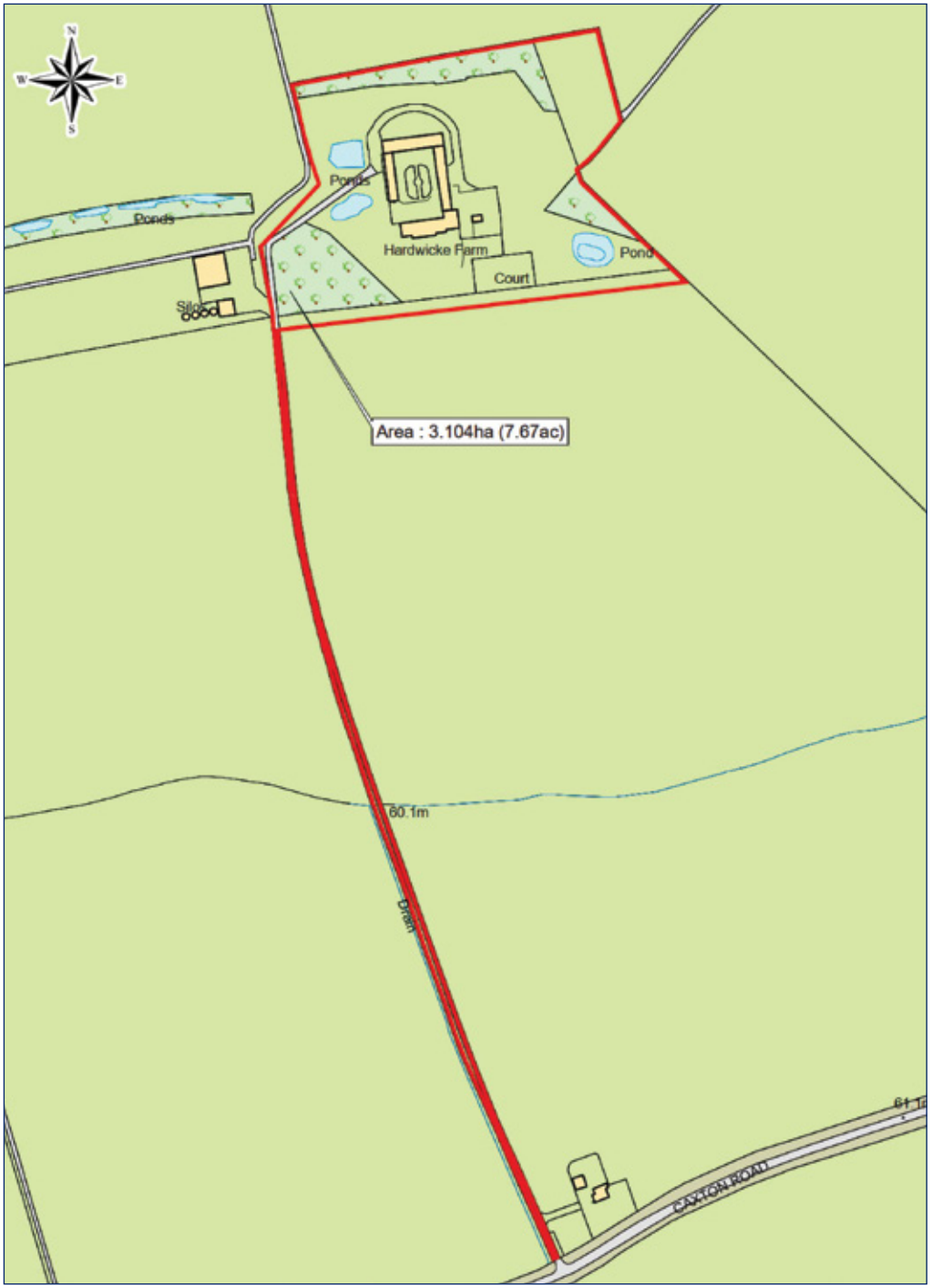

Location

Great Gransden is an attractive and popular village situated approximately 13 miles west of Cambridge and 12 miles south east of Huntingdon. Local facilities include a primary school, post office, public house and general store together with bowls and tennis clubs. Nearby Cambridge is not only world renowned for its academic achievements, but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in Europe. The city also provides an attractive combination of ancient and modern buildings, colleges, winding lanes, the tree lined River Cam and extensive shopping facilities, together with an excellent choice of independent schools.

Road and rail communications are good with the A428 within about 3 miles providing links with the A1 to the west and the M11 to the east and there is a mainline railway station at St Neots with services to London's King's Cross in about 40 minutes.

Viewing

By prior telephone appointment with the Agents.

Enquiries

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Additional Information

Local Authority

Huntingdonshire District Council
01480 388030

Outgoings

Council Tax Band: G
Council Tax
Payable 2026/2027: £4,752.06

Services

Electric and water mains services are connected to the property.

Fixtures & Fittings

All items normally designated as tenant's ixtures and ittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Energy Rating

D

Health & Safety

Please ensure that you take due care when inspecting any property.