



**Peter
Lane** &

PARTNERS

— EST 1990 —

Town & Country

SPRING

peterlane.co.uk

The properties we market under our Town & Country brand represent some of the most prestigious houses within the region.

If we advertise a property as Town & Country then we are highlighting it as a luxury property in the upper end of the property market. These are exclusive residential homes that are of the highest quality and are located in some of the most prime locations in the area.

For these properties we offer a high quality marketing strategy to suit individual needs which includes a number of specialist products which ensure that your unique property gets the marketing it deserves.

Your home is most likely your most valuable asset and we will treat it as such.

The initial valuation will be carried out by a member of our Town & Country team. They will discuss your individual requirements, including the timescale you want to work to, and use their extensive knowledge of the local market along with comprehensive market intelligence to ensure we achieve the best possible price for your home.



Outstanding service

When you choose an estate agent you read the reviews but you never know if you have made the right choice until you start working with them. We are pleased to say that Peter Lane and Partners exceeded all our expectations. They were so helpful and took real care in their dealings with us. The level of communication we had throughout the whole process was outstanding which we found very reassuring. Everyone we dealt with at the office went over and above to ensure that we were happy with everything.



Mayfair Office

Our Office in London



Nick Clarke



Whilst the majority of houses sell to people with local connections, there's a significant number of buyers who are attracted from further afield through active marketing to a wider audience.

Many locals will recognise that the three Peter Lane & Partners offices provide a vital link between the community and residential property. However, there is a fourth office which supports the Huntingdon, Kimbolton and St Neots branches. Mayfair Office in London's West End ensures that properties sold through Peter Lane & Partners reach the broadest market through national PR and advertising within national titles.

Since the pandemic, there has been even greater interest in West Cambridgeshire from buyers in London and the southeast looking to extend their commuting range. The spectacular growth and importance of the city of Cambridge, which draws thousands of buyers from across the UK and overseas, means a marketing office in London has never been so important.

Peter Lane & Partners is a founder member of the Mayfair Office. This international group of estate agents now represents over five hundred offices in fourteen countries, three continents and seven time zones.

Three hundred of these offices are in the UK, creating a British network of associated property professionals. By working together, the network gives Peter Lane & Partners' clients extensive market and media reach across the UK and beyond.

www.mayfairoffice.co.uk



Rotten Row, Riseley

KEY FEATURES:

- Outstanding Detached Family Residence
- Over One Acre of Gardens
- Up to Seven Bedrooms and Five Bath/Shower Rooms.
- Four Reception Rooms.
- Kitchen / Breakfast Room and Utility.
- Versatile Layout with Full Annexe Potential
- Double Garage and Generous Outbuilding

Kimbolton branch: 01480 860400

www.peterlane.co.uk

Web office open all day, every day





The Ridings, Hargrave

KEY FEATURES:

- Peaceful Village Setting and Open Field Views
- Delightfully Landscaped Plot around 0.4 of an Acre
- Over 2,300 Square Feet of Living Space
- Four Bedrooms, Two with En Suite
- 22ft Kitchen/Breakfast/Dining Room
- Drive, Extensive Parking and Double Garage

Kimbolton branch: 01480 860400

www.peterlane.co.uk

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Main Street, Old Weston

KEY FEATURES:

- Generously Proportioned Family Home
- 5 Bedrooms, 2 Bathrooms, 3 Receptions
- Kitchen/Breakfast Room and Utility with Hardwood Counters
- Exceptional Plot with Pleasant Westerly Aspect.
- Prime Village Location, Convenient for Major Road Links
- Garage & Extensive Driveway/Parking

Kimbolton branch: 01480 860400

www.peterlane.co.uk

Web office open all day, every day





Constables Leys, Kimbolton

KEY FEATURES:

- Exceptional Detached Family Home
- Five Bedrooms, Two with En Suite.
- Sitting Room, Separate Dining/Family Room.
- Superb Kitchen/Breakfast Room plus Utility
- South Facing Garden
- Double Garage and Off Road Parking.

Kimbolton branch: 01480 860400

www.peterlane.co.uk

Web office open all day, every day





6 Croxton Gardens, Catworth

KEY FEATURES:

- Fine Detached Village Residence
- Five Bedrooms, Four Bathrooms
- Four Reception Rooms, Conservatory
- Superb Annexe Potential
- Excellent Kitchen/Breakfast/Dining Room
- Delightfully Landscaped Gardens
- Double Garage and Ample Off Road Parking

Kimbolton branch: 01480 860400

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Glebe Cottage, Wybridge, Keysoe

KEY FEATURES:

- Delightful Rural Surroundings and Countryside Views
- Mature Plot approaching Half an Acre
- Exceptional Grade II Listed Country Home
- Characterful Accommodation with Modern Additions
- Three Double Bedrooms plus Study/Bed 4
- Sitting Room, Conservatory and Study/Playroom
- Dining Room/Snug
- Country Kitchen with Hand-Built Cabinets

Kimbolton branch: 01480 860400

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Catworth Farm Lane, Catworth

KEY FEATURES:

- Outstanding and unique opportunity to create a fine country house.
- Standing in an unrivalled rural location with outstanding countryside views
- Gardens and grounds approaching 3.5 acres
- Requires completion, with potential for 4/5 bedrooms, 3 bathrooms
- Courtyard of substantial, useful outbuildings.

Kimbolton branch: 01480 860400

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Professional Photography

TOWN & COUNTRY

Professional Photography continued



We are privileged to be associated with a small team of photographers focused on delivering the best possible images to assist with the presentation and marketing of your home.

Providing a friendly, professional and reliable service, each photographer has a wealth of experience in producing high quality, creative photography - including video and drone work.

This dedicated team love photography and aim to get the best out of every situation. We believe they are easy to get on with, enjoy working with people and rise to any challenge!





Main Street, Old Weston

KEY FEATURES:

- Four Double Bedrooms - Two with En Suite
- Sitting Room and Separate Family Room
- Over 2,000 Square Feet of Accommodation
- Stunning Kitchen Breakfast Room
- Utility Room and Guest Cloakroom.
- Delightfully Landscaped Gardens
- Ample Off Road Parking Provision

Kimbolton branch: 01480 860400

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Yew Trees, Hatchet Lane, Stonely

KEY FEATURES:

- Characterful Four Bedroom Home
- Mature and Private Gardens
- Spacious and Comprehensively Fitted Kitchen/Breakfast/Dining Room
- Cloakroom, En Suite And Family Bathroom
- Garden Studio/Home Office 4m x 3m.
- Double Garage
- Walking Distance of Kimbolton School.
- Peaceful Village Location yet Convenient for Major Road and Rail Links.

Kimbolton branch: 01480 860400

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The New House, Swineshead Road, Pertenhall

KEY FEATURES:

- Handsome, Well-Proportioned Village Residence
- Countryside Views to Front and Rear
- Three Double Bedrooms
- Two Reception Rooms
- Bathroom and Shower Room
- Morning Room and Utility
- Superb Mature Gardens
- Large Garage and Off-Road Parking

Kimbolton branch: 01480 860400

www.peterlane.co.uk

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Walnut Lodge, Thicket Road, Houghton

KEY FEATURES:

- Stunningly positioned Established Family Residence
- One Of The Most Desirable Addresses In The Area
- Generous Five Bedroom Accommodation
- Four Reception Rooms
- Mature And Private Gardens Backing On To Open Fields
- Huge Potential For Modernisation
- Private Gated Position
- Exclusive Village Location
- Short Walk To Houghton Mill

Huntingdon branch: 01480 414800

www.peterlane.co.uk

Web office open all day, every day





Three Elms, Church Street, Hemingford Grey

KEY FEATURES:

- A Superb Family Residence
- Five Good Sized Bedrooms
- Ample Parking Provision
- Extremely Desirable Location
- Heart Of The Village
- Sought After Riverside Village
- Planning Permission Approved
- Planning Reference 1401132FUL

Huntingdon branch: 01480 414800

www.peterlane.co.uk

Web office open all day, every day





Highfield House, Station Road, Warboys

KEY FEATURES:

- Substantial Detached 1920's Home
- Four Double Bedrooms
- Living Room With Open Fire Place And Dining Room
- Kitchen/Family Room
- Extensive Private Rear Garden
- Triple Garage And Ample Parking
- Conveniently Positioned For Village Amenities
- No Onward Chain

Huntingdon branch: 01480 414800

www.peterlane.co.uk

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Upwood Road, Great Raveley

KEY FEATURES:

- Stunning Farmhouse Style Energy Efficient New Home
- In Excess Of 2,800 sq ft Of Accommodation
- Versatile Four/Five Bedroom, Three Bathroom Accommodation
- 1.6 Acre Paddock For Equestrian / Other Uses (stpp)
- High Specification And Bespoke Finishes Throughout
- Wonderful Woodland And Countryside Views
- Villeroy & Boch Sanitary Ware, Hansgrohe Brassware
- Impressive Overall Proportions
- Air Source Heat Pump Providing Heating and Cooling
- 10 Year Build Warranty
- Completed In February 2023

Huntingdon branch: 01480 414800

www.peterlane.co.uk

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St Audrey Lane, St Ives

KEY FEATURES:

- Individual And Extended Detached Chalet Style Home
- Five Bedrooms
- Detached Hair Salon/Studio With Class A1 Use
- In And Out Drive Way
- Walking Distance Of Town Centre And Schooling
- Ample Parking Provision
- Potential Residential Development Site (stpp)
- Southerly Facing Rear Garden
- No Onward Chain
- Full Planning Permission For Alterations, REF 0500361FUL

Huntingdon branch: 01480 414800

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Getting Your Home Ready To Market

When it comes to selling your home, naturally, you want to gain as much interest as you can. Think of your house like your shop window, you need to dress it up to attract potential buyers. We've put together a small list of top tips for getting your house ready for market.

Kerb Appeal

First impressions count, therefore start with the exterior of the house, as it's the first thing your potential buyers will see. Having an unkempt exterior could set the viewing off on the wrong foot.

Here are a few things to do that can make an impact without that much work:

Mow the lawn

- Remove any debris or weeds
- Place your bins out of sight if possible
- Clean the front door and windows
- Tidy away any children's toys
- Clear up after any pets

The Interior

Once the exterior is tip-top, you can move on to the interior, where you can sell the lifestyle of living in such a beautiful home. Each room should be clean, tidy and set up for purpose with appropriate furniture.

Kitchen

Clean and polish all surfaces, fittings and appliances included in the sale. Make sure the kitchen is clutter-free from cooking utensils and dirty dishes. It might also be a good idea to hide any pet bowls and open a window to allow fresh air into the kitchen to eliminate any cooking smells.

Living Areas & Bedrooms

It's important to declutter as much as possible, having too much in one room can make it feel smaller. Let in as much natural daylight as possible, pull back

curtains, leave blinds open and remove any large objects that could block the daylight entering.

Bathrooms & Toilets

Make sure the sinks, bath, shower and toilet are clean. Hide away any toiletries or medications and place any children's bathtime toys out of sight. You could also consider replacing any seals around the bath or shower if necessary. Consider purchasing a grout pen for a simple but effective instant fix.

Put Yourself in Their Shoes

Buyers will want to look in every room, make sure you go over every space in your house, walking around being self-critical. Check if any furniture or fixtures are broken and make sure you get those fixed.

It's also worth checking if any paint touch-ups are required, peeling wallpaper is another relatively easy fix that will make a huge difference when potential buyers come to view the home.

On Viewing Days

On viewing days, there are a few things to remember.

- Clear and tidy all the worktops around the house. Dust and polish any surfaces or tables, and put away keys, paperwork/letters that have been left out.
- Put away any washing up or laundry that has been left out.
- Hoover and mop the floors throughout.
- Tidy away children's toys
- Empty all bins throughout the house.
- Open some windows and let in some fresh air.
- Add finishing touches to rooms, fresh towels in bathrooms, clean bedding on the beds, plump cushions and add fresh flowers on the table for an instant homely feel.

rightmove 

Zoopla

 PrimeLocation

 Finda
Property.com

Property
Live.co.uk

move
withUS

 MAYFAIR
office.co.uk

To make sure your property is marketed to the widest possible audience, we display properties on over fifteen website to include:

Rightmove

Zoopla

Prime Location

FindaProperty

MovewithUs

Mayfair Office

and www.peterlane.co.uk

Open all day everyday.

**WE MARKET YOUR PROPERTY TO OVER
60,000 POTENTIAL BUYERS EVERY MONTH
VIA OUR PROPERTY NETWORK.**

REQUEST YOUR FREE VALUATION TODAY

TOWN & COUNTRY



TOWN & COUNTRY

We sell listed buildings

A listed building is one that is considered to be of special historic or architectural interest and, at Peter Lane Town & Country, we have had the privilege to have been involved in the sale of many such fine homes.

Owning a listed building can be an interesting, rewarding and satisfying experience and many purchasers of such property have done so because of the unique appearance, character and history of their chosen home.

Often, they will find intriguing clues which encourage them to explore further how their house has evolved and perhaps how previous occupants had lived.

Of course, ownership of a listed property brings with it certain responsibilities and many proud owners will see themselves as 'custodians' and will ensure that their home retains its individual character for future generations to enjoy.

We will be pleased to discuss with you how we can give your own particular piece of history the presentation and marketing it deserves.





36 Biggin Lane, Ramsey

KEY FEATURES:

- 1950's Detached Family Home
- Four Good Sized Bedrooms
- Living Room, Dining Room And Conservatory
- Original Features
- Garage, Car Port And Drive Way
- Impressive Mature Plot
- Desirable Location
- Walking Distance Of Town Centre
- Excellent Potential To Re-Model And Extend (stpp)
- No Onward Chain

Huntingdon branch: 01480 414800

www.peterlane.co.uk

Web office open all day, every day





Huntingdon Road, Wyton

KEY FEATURES:

- Stunning 17th century character home
- Grade II listed
- Substantial Extended Ground Floor Accommodation
- Bespoke Kitchen/Dining/Family Room
- Impressive 30' Living Room
- Re-Fitted Sanitary Ware
- Double Garaging
- Extensive Gated Driveway
- Desirable Village Location

Huntingdon branch: 01480 414800

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Web office open all day, every day





Fen Road, Pidley

KEY FEATURES:

- Stunning Barn Style Property
- Three Double Bedrooms With Two Juliette Balconies
- Open Plan Living
- Beautiful Kitchen/Family Room
- Contemporary Character Features
- Ample Parking And Cart Lodge
- Overlooking Small Private Lake
- Rural Setting
- No Forward Chain

Huntingdon branch: 01480 414800

www.peterlane.co.uk

Web office open all day, every day





27 High Street, Ramsey

KEY FEATURES:

- Detached Character Residence
- Well Appointed Family Home
- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Utility And Boot Room
- Generous Sized Rear Garden
- Garaging And Off Road Parking Provision
- Walking Distance Of Town Centre

Huntingdon branch: 01480 414800

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1 West End, Brampton

KEY FEATURES:

- Detached Period Property
- Living Room & Family Room
- Large Kitchen Dining Room
- Four Good Sized Bedrooms
- Ensuite And Family Bathroom
- One Bedroom Annexe With Living Room, Kitchen And Ensuite
- No Onward Chain
- Ample Parking Provision
- Generous Garden
- Highly Desirable Village

Huntingdon branch: 01480 414800

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Your No1 Local Estate Agent

We take great pride in being recognised as the Top Selling Agent in the local area.

Our comprehensive range of estate agency and property services twinned with our local knowledge, allows us to consistently sell more homes.

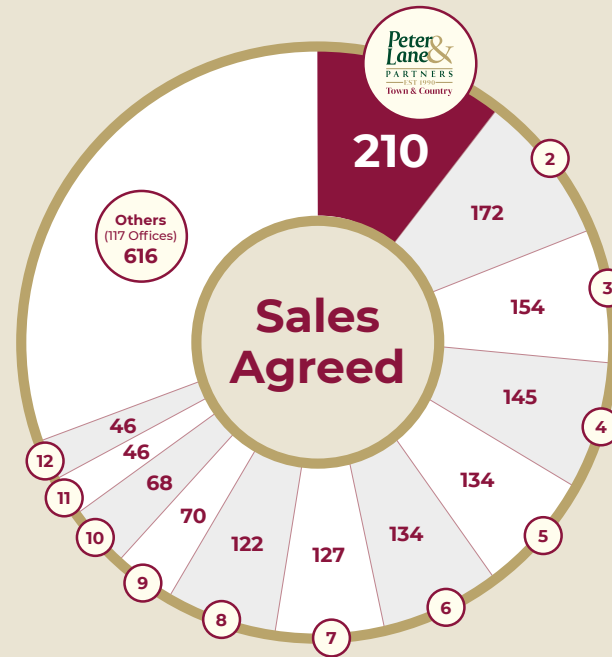
We understand that selling a home is a significant decision and we strive to make it as seamless and successful as possible. We are grateful for the continued trust and support of our clients and look forward to many more years of serving the local community.

We use the latest technology and marketing strategies to showcase your property to its fullest potential, helping us to find the best buyer for your home. We provide personalised service to each client and create customised plans for their particular needs, whether it's pricing strategy, staging, or marketing.

With a reputation of passion, integrity, and unrivalled service, we have been at the heart of the property market for over 30 years.

If you're thinking of selling your property, make that move with Peter Lane & Partners, we're

with you every move



Our Huntingdon branch ranks

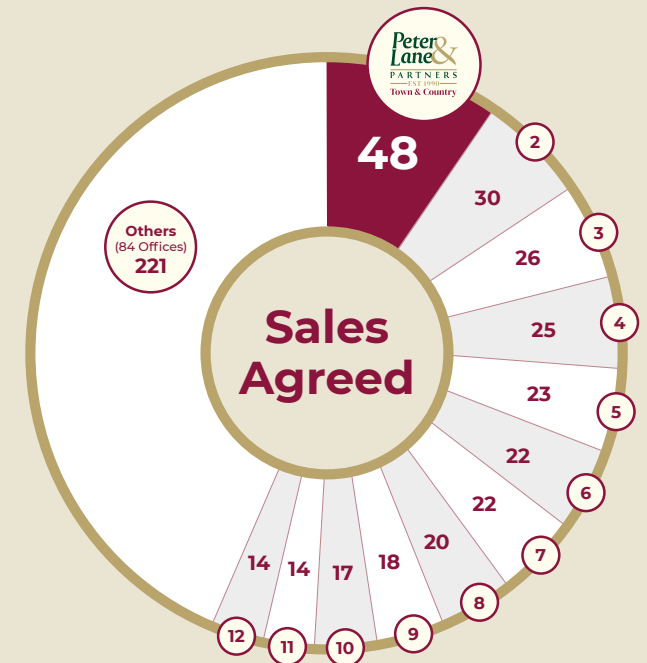
1st out of **129** offices in 2022

Data from Rightmove based on the following postcodes: CB23 4 | PE28 2 | PE28 3 | PE28 4 | PE28 5 | PE28 9 | PE29 3 | PE29 6 | PE29 7 | PE27 3 | PE27 4 | PE27 5 | PE27 6 | PE26 1 | PE26 2
Date range: 01/01/2022 - 31/12/2022

Our Kimbolton branch ranks

1st out of **96** offices in 2022

Data from Rightmove based on the following postcodes: PE28 0 | PE28 5 | PE19 5 | MK44 1 | MK44 2
Date range: 01/01/2022 - 31/12/2022





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