



Gamlingay House

Gamlingay Road, Waresley, Sandy,
Cambridgeshire, SG19 3DH

£2,800 pcm

country
properties

Gamlingay House offers a rare opportunity to rent a charming, detached village home, beautifully positioned on the edge of the sought-after village of Waresley. The property enjoys a peaceful countryside setting, with rural views to the front and attractive views over Waresley Park Estate to the rear.

The well-proportioned accommodation offers excellent flexibility and would ideally suit a family, professional couple or those seeking additional space to work from home. The property provides three bedrooms, with a versatile additional room that could be used as a fourth bedroom, home office, study, or further reception room.

The principal living accommodation is spacious and comfortable, providing an excellent setting for both everyday living and entertaining.

Externally, the property benefits from a substantial private garden, offering ample space for outdoor dining, entertaining, gardening and family enjoyment. The surrounding countryside creates a wonderful sense of space, privacy and tranquillity. Gamlingay House provides a fantastic opportunity to enjoy spacious and flexible village living in an idyllic rural setting.

Available now. EPC Rating E. Council tax band D. Holding fee £646.15. Deposit £3,230.76.

- Detached 3/4 bedroom village home
- Views over Waresley Park Estate
- Substantial garden
- Superb countryside setting
- Sought-after village location
- Available now



Location

Set within the peaceful and picturesque village of Waresley, Gamlingay House enjoys a desirable rural setting surrounded by beautiful Bedfordshire and Cambridgeshire countryside. The village offers a tranquil lifestyle while remaining conveniently positioned for access to nearby towns and major commuter routes.

Waresley is ideal for those seeking a quieter pace of life, with open countryside, woodland and scenic walking routes close at hand. Local amenities include a village hall, parish church, cricket club, local pub and garden centre, while the nearby Waresley Park Estate offers a range of attractions and facilities, including events, a spa and coffee shop.

For commuters, the property provides convenient access to the A428 and wider road network, with St Neots, Biggleswade, Sandy and Bedford all within easy reach. Nearby mainline railway stations provide regular services to London and other major destinations.

The surrounding towns offer an excellent selection of shopping, leisure, schooling and everyday amenities, while the historic city of Cambridge is also within convenient commuting distance.

Front Garden

Wooden gates into gravel driveway. Mainly laid to lawn. Mature trees and shrubs. Double car port. Pathway leading to wooden gate into the rear garden. Outside electric socket (not tested to confirm working). Outside lights. Oil Tank. Wrapping around into the rear garden.

Wooden Front Door Into:-

Entrance Hall

Wooden flooring. Wooden skirting boards. Two radiators. Telephone socket. Inset ceiling spotlights. Two UPVC double glazed window to front aspect.

Bedroom Four/Study

Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Master 5c Socket. Inset ceiling spotlights. Wooden door into:-

Utility Room

Wooden flooring. Wooden skirting boards. Wooden door into rear garden. Wall and base units with work surfaces over. Ceramic sink and drainer. Oil boiler. Space for washing machine. Space for tumble dryer. Smoke alarm. Heating and hot water control panel. Radiator. Loft hatch (not to be used). Carbon Monoxide alarm.

Inner Hallway

Wooden flooring. Wooden skirting boards. Wall mounted fuse box. Electric meter. Storage unit. Hanging rail.

Cloakroom

Wooden skirting boards. Wash hand basin. Low level WC. Wooden door opening into storage.

Conservatory

Carpeted. Radiator. Wooden door into garden. Wooden window to side aspect. Velux window. Heating control thermostat.



Kitchen

Wooden flooring. Wooden skirting boards. Wall and base units with work surfaces over. Built in oven and hob with extractor over. Built in grill. Built in under counter fridge. Built in dishwasher. Ceramic one and a half bowl sink and drainer. UPVC double glazed window to rear aspect. Inset ceiling spotlights. Wall mounted heated towel radiator. Wooden door into storage area with fitted shelving.

Inner Hallway

Wooden flooring. Wooden skirting boards. Stairs rising to first floor. Radiator. Alarm control panel. Wooden door opening to under stairs storage cupboard.

Dining Room

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Feature fireplace (not to be used).

Lounge

Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed window to front aspect. Two UPVC double glazed windows to side aspect. UPVC double glazed door onto rear garden. Fireplace (not tested or confirmed can be used).

Stairs and Landing

Carpeted. Wooden skirting boards. UPVC double glazed window to side aspect. Smoke alarm. Loft hatch (not to be used).

Bedroom One

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Radiator. Four wooden doors opening into built in wardrobe space with hanging rail and fitted shelving.



Bedroom Two

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Radiator.

Bedroom Three

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed window to side aspect.

Bathroom

Tiled flooring. Two UPVC double glazed windows to rear aspect. Bath. Walk in shower. Wash hand basin with vanity unit. Low level WC. Wall mounted heated towel radiator. Doors opening into airing cupboard housing hot water tank with shelving.

Rear Garden

Mainly laid to lawn. Mature trees and shrubs. Patio area. Greenhouse. Two Wooden storage sheds. Electric socket (not tested to confirm working). Outside tap. Wooden gate leading to the side.

Agent's Notes

The property forms part of Waresley Park Estate which has regular events and further information can be found on their website:

<https://waresleyparkestate.co.uk/>

The property is on a septic tank and the tenant will be liable for the cost of having this emptied. Waresley Park Estate will arrange for this to be done and then send an invoice.

The water for the property will also be billed by Waresley Park Estate.



Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

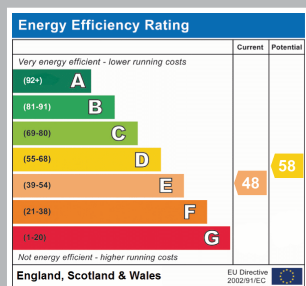
Early termination of tenancy at tenant's request –

Should the tenant wish to terminate their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Viewing by appointment only

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