

## THE GARDEN HOUSE

Charming secluded wing of large country house overlooking lovely mature gardens. Completely self-contained extremely warm comfortable and spacious.



**Sleeps up to 6**

### Ground floor

Entrance hall, dining room, cloakroom, large kitchen/breakfast room with AGA. French windows from dining room and kitchen open on to private walled garden.

### First floor

2 twin or double bedrooms one with hand basin, large sitting room, bathroom with bath/shower and WC with hand basin. Sofa bed in sitting room. Oil fired central heating.

## THE LODGE

Pretty victorian entrance lodge set in large well fenced garden and looking out over paddocks.



**Sleeps up to 5**

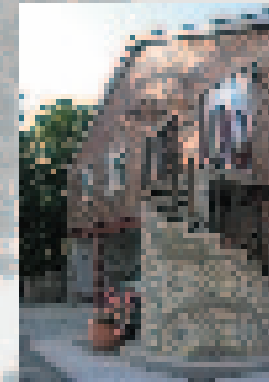
Living/dining room including 2 sofas, kitchen, bathroom with bath/shower and separate WC with hand basin.

1 double/twin bedroom, 1 single bedroom and a sofa bed in the living room.

Secondary double glazing and gas central heating.

## THE LOFT

Converted in 2005 this is a spacious first floor apartment with a very large living area. (Over 50 sq. metres)



**Sleeps up to 6**

Access via a spiral staircase to entrance hall, opening into lovely open plan living area, that includes the kitchen, 3 double/twin bedrooms, all en suite with their own shower/bathrooms.

All windows double glazed, oil fired central heating gas fire in chimney breast.

Broadband connection available at extra cost.

## FACILITIES

Each of our houses is well equipped. Cooking is by electric cooker except The Garden House which also has an AGA. All have refrigerator/freezer, microwave, washing machine, ironing board, vacuum cleaner etc, and televisions.

The loft also has a tumble drier and dishwasher. High chairs and cots are available on request.

## LINEN

All linen and towels are included in the price and are changed weekly.

## TERMS

Normally minimum let is 7 days  
Departure is by 10:00am  
Arrival if possible not before 3:00pm

## NO SMOKING INDOORS!

Pets are welcome by prior arrangement

Telephones are not provided but access can be given in an emergency

Price includes all electricity, gas; oil and water there are no hidden costs

## HOW TO FIND US

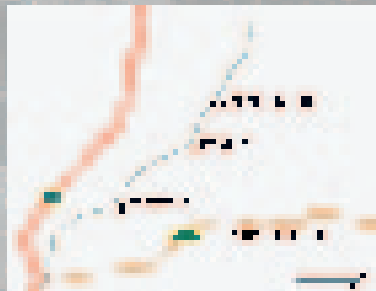
### From A1 North or South

Turn off the A1 at the slip road signposted St Neots and Little Paxton, follow the signs for St Neots until you cross the river. Then turn left at traffic lights and after 250 yards turn left at the double mini roundabouts. Follow the road towards Great Paxton and Paxton Hill House is the first entrance on the right after going over the railway bridge.

### From Cambridge

On the A428 turn right at Croxton, towards Toseland. After 2 miles turn left at the crossroads into Toseland, continue through the village and in 2 miles you will reach a T junction. Turn left; and after 250yards Paxton Hill House is the fifth and last entrance on the left before you go down the hill.

The entrance has Oak palings and the Lodge is on the left inside the gateway. The Garden House and The Loft are further on up the drive.



## PAXTON HILL HOUSE

### SELF CATERING

**Paxton Hill House  
GT Paxton Hill  
St Neots  
Cambridgeshire  
PE19 6RA**

**Tel/Fax 01480 216237**

**Email: [ninian\\_sanders@btinternet.com](mailto:ninian_sanders@btinternet.com)**

(In the wooded grounds of a large private country house.)

St Neots station 2 miles  
(London Kings Cross 37 minutes)  
A1 2 miles  
Cambridge 18 miles  
Luton Airport 45 minutes  
Stansted Airport 55 minutes

Including  
Sailing & Fishing at Grafham Water  
Golf at Abbotsley and Brampton  
Horsing at Huntingdon & Newmarket  
Gliding at Great Gransden

**LOTS OF LOVELY PLACES TO VISIT!**