



Stafford Farm Duncombes Road, Coates Peterborough  
**Guide Price £900,000 - £1,000,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Individual Detached Home
- Four/Five Bedroom
- Two En-Suites Bathroom
- Generous Kitchen
- Utility Room

This individual detached self-build home is situated on Duncombes Road between Whittlesey and March. Duncombes Road is a four/ five bedroom detached house set over 3.2 acres of land. The property briefly comprises, grand entrances hall, large kitchen, dining room, utility room, downstairs shower room, lounge, family room/bedroom five, four bedrooms with en-suites to bedroom one and the family room/bedroom five and a family bathroom. To the outside of the property is a large gravelled driveway leading to the property providing ample off road parking. The rear and the sides of the property is a large garden set on 3.2 acre, the garden consists of large green grass areas but also wooded areas perfect for a summer strolls and if you like to sit by the water there is a large pond/small lake. To the side of the driveway/property is a large barn with services to



such as power and water, perfect for cars, camper vans or maybe a stable if you have horses.

Entrance Hall - 4'3" x 6'4"

Kitchen - 13'6" x 19'0"

Dining Room - 13'7" x 19'3"

Utility Room - 10'9" x 6'4"

Downstairs Shower Room - 7'1" x 6'4"

Lounge - 15'6" x 18'9"

Family Room/ Bedroom Five - 15'3" x 24'4"

Ensuite One - 5'8" x 7'4"

Family Bathroom - 9'7" x 6'7"

Bedroom One - 15'3" x 24'4"

Ensuite Two - 5'8" x 7'4"

Bedroom Two - 8'8" x 10'2"

Bedroom Three - 8'8" x 13'2"

Bedroom Four - 6'4" x 10'3"

Outside Barn - 60'0" x 40'0"





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT200651 - 0004

