



Manor Road, Sutton

 **NEWTON FALLOWELL**

 6  4  6

Key Features

- 4,829 sq ft of beautifully presented living accommodation
- Six double bedrooms including luxurious principal suite with en-suite and dressing area
- Exceptional open-plan kitchen/living space with vaulted ceiling and garden views
- Six versatile reception rooms including lounge with log burner
- Landscaped wraparound gardens backing onto open countryside
- Generous frontage with ample parking
- Quiet village setting with easy access to Stamford, Bourne, and Peterborough
- EPC Rating E
- Freehold

£880,000





Beautifully Appointed Six-Bedroom Family Home with Expansive Gardens and Far-Reaching Field Views

Set back behind a generous frontage in the desirable village of Sutton, this impressive six-bedroom detached residence offers 4,829 sq ft of versatile living space, thoughtfully extended and finished to a high standard throughout. Surrounded by open countryside and benefitting from mature, well-maintained gardens, the property provides an idyllic semi-rural lifestyle while remaining within easy reach of Stamford, Bourne, and Peterborough.

A spacious gravel driveway provides ample off-road parking, while the property's handsome stone exterior and countryside backdrop instantly set the tone for the quality within.

Step inside via a welcoming entrance hall and discover a flexible layout perfectly suited for modern family living. The heart of the home is a striking open-plan kitchen and living space, featuring a central island, vaulted ceilings, and extensive glazing that floods the room with natural light. A separate, cosy lounge with log burner and French doors provides a relaxing retreat, complemented by a formal dining room and an additional family room or snug.

There are five well-proportioned bedrooms include a generous principal suite complete with dressing area and en-suite shower room, while the remaining rooms are served by a stylish modern family bathroom.

The landscaped garden wraps around the property, offering a high degree of privacy with established planting, large patio areas, and uninterrupted views over open fields. Whether you're entertaining, gardening, or simply relaxing, this outdoor space is truly exceptional.

Two Self-Contained Annexes

A standout feature of this unique home is the addition of two separate annexes, each with their own entrance and kitchen/living facilities — perfect for multi-generational living, guest accommodation, or potential rental income. One annex is fully self-contained with a bedroom, shower room, and living/kitchen space, while the second offers flexible studio-style living with similar amenities. Both are finished to a high standard and offer incredible flexibility for a range of needs.

With its enviable location and substantial accommodation, this is a superb opportunity to secure a turnkey home in a highly sought-after village setting.





Kitchen 6.33m x 6.18m (20'10" x 20'4")

Study 3.94m x 3.17m (12'11" x 10'5")

Dining room 5.62m x 4.27m (18'5" x 14'0")

Living Room 9.37m x 6.66m (30'8" x 21'11")

Bedroom four 4.86m x 3.59m (15'11" x 11'10")

Bedroom five 4.52m x 2.7m (14'10" x 8'11")

Bedroom six 3.49m x 3.03m (11'6" x 9'11")

Family Room 4.93m x 3.03m (16'2" x 9'11")

Bedroom one 5.66m x 3.76m (18'7" x 12'4")

Bedroom two 4.26m x 3.6m (14'0" x 11'10")

Walk in wardrobe / Games room 5.99m x 2.95m (19'8" x 9'8")

Lounge 5.07m x 4.95m (16'7" x 16'2")

Kitchen 3.4m x 1.92m (11'2" x 6'4")

Bedroom 3.91m x 3.73m (12'10" x 12'2")

Utility 1.93m x 1.79m (6'4" x 5'11")

Reception 5.1m x 3.86m (16'8" x 12'8")

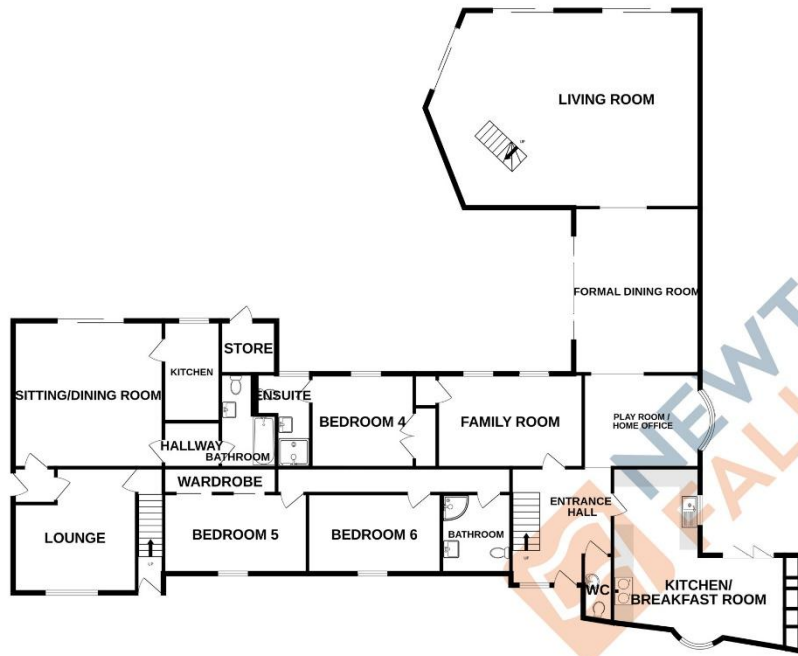
Office 3.71m x 3.65m (12'2" x 12'0")

Workshop 3.57m x 2.9m (11'8" x 9'6")

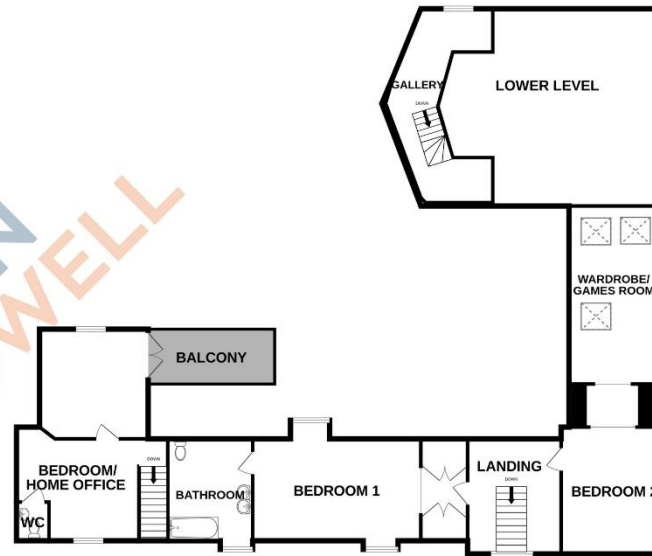




GROUND FLOOR
2969 sq.ft. (275.8 sq.m.) approx.



1ST FLOOR
1861 sq.ft. (172.9 sq.m.) approx.



TOTAL FLOOR AREA: 4829 sq.ft. (448.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.