



Selwood House
2 Park Avenue | Wisbech | Cambridgeshire | PE13 3AQ

VICTORIAN GRANDEUR



This impressive Victorian residence is situated on one of Wisbech's most desirable avenues, directly overlooking the leafy expanse of Wisbech Park. An exceptional property in an exclusive location with so much light and airy living space to choose from, and the potential to cater for multigenerational accommodation with a ground floor bathroom. This substantial four-storey home offers elegant period features, generous family accommodation and a tranquil garden oasis, all just a short walk from the vibrant town centre.



KEY FEATURES

- An Imposing Detached Victorian House with Stunning Park Views in Wisbech
- Seven Double Bedrooms, Three Bath/Shower Rooms plus Two WC's, and a Jack and Jill Dressing Room
- Good Sized Kitchen/Breakfast Room with Central Island, Aga and Garden Access
- Laundry Room, Utility Room, Pantry and Multiple Storage Areas
- Four Large Reception Rooms
- Wonderful Original Features: High Ceilings, Ornate Moulded Ceilings and Coving, Bay Windows with Stained Glass Panels, and Original Fireplaces
- Landscaped, West-Facing Gardens with Mature Trees, Arbour and Terraced Area
- Attached Triple Garage and Ample Free On Road Parking
- The Accommodation extends to 5,184 sq.ft.
- Energy Rating: D

Built around 1890, Selwood House is a classic example of late Victorian architecture, with solid brick construction, sash windows – many with stained glass panels – and a wealth of original details.

Rich History

The property was extended in the 1900s and has, over the decades, been home to prominent local families. Its location on Park Avenue places it within Wisbech's conservation area, celebrated for its grand townhouses and architectural quality. The house retains many original features including panelled doors, archways, ornate fireplaces, window seats and a Victorian balustrade on the staircase. It has been sympathetically improved by successive owners, more recently by the current owners who have lived in the property for five years. "We have done quite a bit to the property; painting, replacing flooring, rebuilding both the garage and remodelling the laundry room to make them more usable spaces. We have also installed a new boiler."

Instant Attraction

"What first attracted us was the light and feeling of space," the present owners said. "There's an inviting sense of grandeur with the high ceilings and architectural details. We liked the fact that the house overlooks the beautiful park and is flooded with light and greenery. We moved from a country property and were worried that we'd miss the view of fields living in a town, but this house offers the best of both worlds. We are an easy walk into town but feel a world away."





KEY FEATURES

There is no question that the high ceilings make the rooms feel airy and spacious, and the moulded ceilings and coving are wonderful period features. "There are lovely stained glass windows and internal stained glass panels, which are unusual and often remarked upon by visitors," the owners said.

Favourite Spaces

The rooms each have their own character and charm. At the start of the day, the morning room is a favourite for its views over the park and the way it catches the first rays of the sun. In the afternoons, the sitting room is filled with golden light flooding through the bay window. The dining room is perfect for dinner parties and special occasions, and the den is a snug retreat in winter. The kitchen, with its Aga and garden views, is described as "very cosy" by the owners, while the green room is a peaceful place to read in the late afternoon. "The rooms all have a unique character and we enjoy using them all at different times," the owners explained.

Country Life in the Heart of Town

Despite being in the centre of Wisbech, Selwood House feels wonderfully private and green. The mature, landscaped gardens which extend to 0.2 acres, comprise a mix of lawn, established borders, specimen trees and secluded seating areas. "The garden is a lush green oasis, you wouldn't really know you were in a town. The sounds of birds chirping and leaves rustling makes you feel as though you're in the countryside," the owners commented. A variety of wildlife visits regularly, with squirrels, hedgehogs, birds and even a wild rabbit making appearances. The garden is designed for relaxation and entertaining, with an arbour for morning coffee, shady spots for hot afternoons and a west-facing patio that catches the evening sun – ideal for barbecues and gatherings, or just sitting and watching as the sun slips down.

The Outside

In addition to the gardens, there is a triple garage, rebuilt by the current owners. This offers ample storage and secure parking, with additional on road parking for guests. The front garden is set behind wrought iron railings and brick walls, providing privacy and a welcoming approach.

On Leaving

The owners said, "We'll miss the feeling of light and space, the garden and the many things the area has to offer. We will definitely miss having such a lovely park opposite, and all the great facilities that we can currently walk to."





































INFORMATION



On The Doorstep

"I think the location of the house sets it apart. It's a city house but feels like it is in the country," the owners said. "Wisbech is not a very large town but it has everything we need close at hand," they added, and it is certainly true that the house is ideally positioned to enjoy all that the town has to offer. The town centre, with its market, independent shops, supermarkets, cafes and restaurants, is within easy walking distance. The town museum, library, art gallery, cinema and theatre are all close by. "We like to walk around the National Trust Peckover House garden (just over half a mile on foot from the property). The museum is a must for any visitors, and the library is excellent. We walk into town most Saturday mornings to go to the market, and have lunch in one of the many cafes," the owners said. "There are plenty of activities going on to get involved in, or you can just sit and enjoy watching people doing the park run on a Saturday morning while you sip your coffee!" Local schools, both state and independent, are within easy reach, and the area is well-served by medical and dental practices.

How Far Is It To?

The nearest train stations can be found at March (8 miles) Downham Market (9.5 miles) and Kings Lynn (12 miles) offering a mainline rail service to both Cambridge and London. Peterborough, with its fast rail links to London, is about 22 miles to the south. The North Norfolk coast, including Hunstanton and the Sandringham Estate, can be reached in 30 to 40 minutes by road. Cambridge is just over an hour away, and Norwich is a similar distance.

Directions

Take the A47 west towards Wisbech. Take the third exit at the roundabout onto Lynn Road and continue for approximately 9 miles, then take a left turn into Park Avenue. Selwood House is located on the right, directly opposite Wisbech Park.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage.

FTTP and FTTC Broadband Available

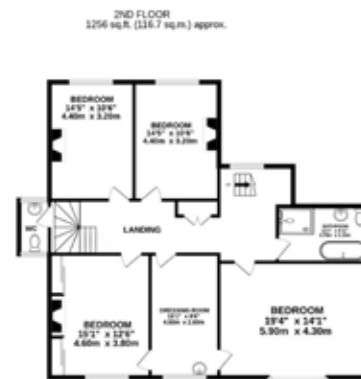
Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

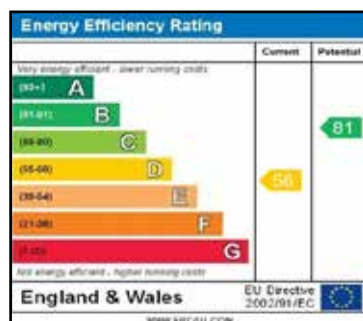
Fenland District Council - Council Tax Band G

Freehold



TOTAL FLOOR AREA : 5184 sq.ft. (481.6 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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House

2

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