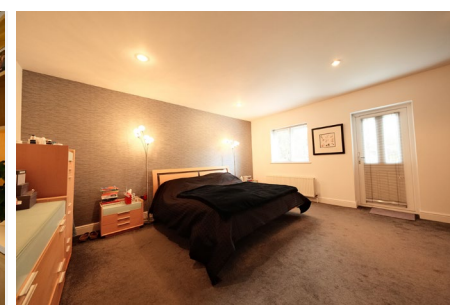




THE GRANARY
ORTON WATERVILLE





The Granary is a charming stone barn conversion nestled in the heart of the picturesque village of Orton Waterville. The village is positioned on the edge of Peterborough which is an excellent location for commuters, with mainline trains to London in approximately one hour.

This Grade II home offers a wealth of character features throughout, tastefully combined with a modern interior finish having been updated to a high standard by the current owners. The well-appointed accommodation comprises an entrance hallway, utility/boot room, attractive open-plan living kitchen with Range cooker, feature vaulted ceiling and exposed beams, French double doors giving access to the gardens. Leading off the kitchen is a formal reception room currently used as a study, through to the impressive living room with double height ceiling with exposed beams, dual aspect windows and French double doors onto the gardens, feature brick fireplace with food burner and mezzanine level above. From the living room an inner hallway gives access to a cloakroom and bedroom four, steps then ascend to a landing which gives access to a family bathroom, a further bedroom and the master suite located at the far end of the ground floor, with en-suite facilities. The first floor offers a further two large double bedrooms positioned either side of the mezzanine level above the living room, both with ensuite bathrooms.

Externally, the property is approached by a hardstanding driveway leading to off-road parking for two vehicles in front of the integral double garage. The beautifully maintained gardens are fully enclosed and can be accessed from each of the ground floor rooms, creating a lovely indoor/outdoor feel during the summer months. The gardens are well-established, featuring an array of mature shrubs, plants, hedges, well-stocked flower beds and established borders.

There are several patio areas to enjoy alfresco dining, and a sunken entertaining area with a feature firepit.

Orton Waterville is located South-West of Peterborough City Centre, just 3.5 miles from the railway station which offers high-speed trains to London Kings Cross in under an hour. Local facilities include a small parade of shops off Church Drive and The Windmill pub, which is a short walk away. Ferry Meadows Country Park is close by and offers an extensive range of leisure and recreational facilities, including water sports and a golf course. Peterborough has a good selection of schools and a college in the city centre, while further beyond there are renowned schools at primary and secondary level in Stamford, Oundle, Uppingham and Oakham.

FLOORPLAN PENDING

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