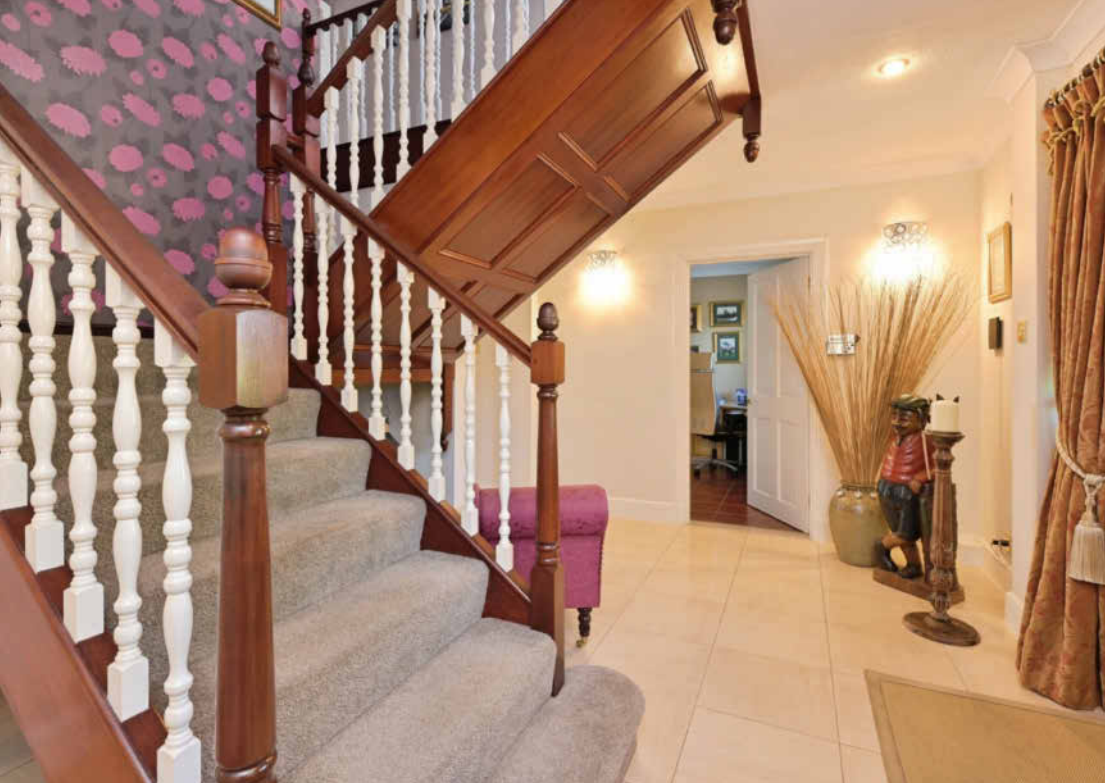




Ashleigh, Orton Wistow

Connells

SIGNATURE



Ashleigh, Orton Wistow

Entrance Hall

Door to front, stairs to first floor, storage cupboard and tiled underfloor heating.

Cloakroom

Window to front, spotlights, tiled underfloor heating and walls, WC and wash hand basin.

Study

10' 4" x 9' 3" (3.15m x 2.82m)

Window to front, tiled flooring and radiator.

Lounge

22' 8" x 14' 3" max (6.91m x 4.34m max)

Window to side, carpet, sliding doors to rear, two radiators and fireplace.

Dining Room

14' 2" x 14' 6" max (4.32m x 4.42m max)

Doors to conservatory, fireplace and tiled underfloor heating.

Kitchen

20' 9" x 14' 4" (6.32m x 4.37m)

Sliding door to side, tiled underfloor heating, two radiators, double oven, plate heating draw, De Dietrich induction hob and hood, island, spotlights, integrated dishwasher, coffee machine, integrated fridge/freezer, sink/drain, high and low level Miele storage with Corian seamless worktops over.

Utility Room

11' 4" x 8' 5" (3.45m x 2.57m)

Integrated fridge/freezer, door and window to the rear, window to side, low level units, sink/drain, radiator, tiled walls and flooring.

Conservatory

9' 11" x 13' 5" (3.02m x 4.09m)

Glass roof, sliding door to rear, tiled underfloor heating, windows to side.

First Floor Landing

Airing cupboard, carpet, window to front and two windows to side.

Bedroom One (Double)

25' 2" max x 14' 4" (7.67m max x 4.37m)

Double fitted wardrobes, carpet, radiator, windows to side and rear.

En-Suite

Ceiling Bang and Olufsen sound system, tiled underfloor heating and walls, walk in shower, WC, his and hers wash hand basin, spotlights and window to the side.

Bedroom Two (Double)

14' 3" x 12' 3" max (4.34m x 3.73m max)

Window to side, carpet, radiator and fitted wardrobe.

Bedroom Three (Double)

17' 6" x 14' 4" max (5.33m x 4.37m max)

Double and single fitted wardrobe, carpet, radiator and window to the rear.

Bedroom Four (Double)

10' 5" x 14' 6" max (3.17m x 4.42m max)

Two double wardrobes, carpet, radiator and window to the front.



Bathroom

Ceiling Bang and Olufsen sound system, bath with shower over, two windows to the front, window to the side, spotlights, boiler in cupboard, tiled underfloor heating and tiled walls.

Second Floor

Bedroom Five (Double)

20' 8" x 14' 11" (6.30m x 4.55m)

Restrictive head height, carpet, two radiators, window to side, loft hatch, spotlights, storage cupboard and eaves storage.

Bedroom Six/Study

14' 9" x 17' max (4.50m x 5.18m max)

Windows to front and side, carpet, radiator and eaves storage.

Outside

Rear Garden

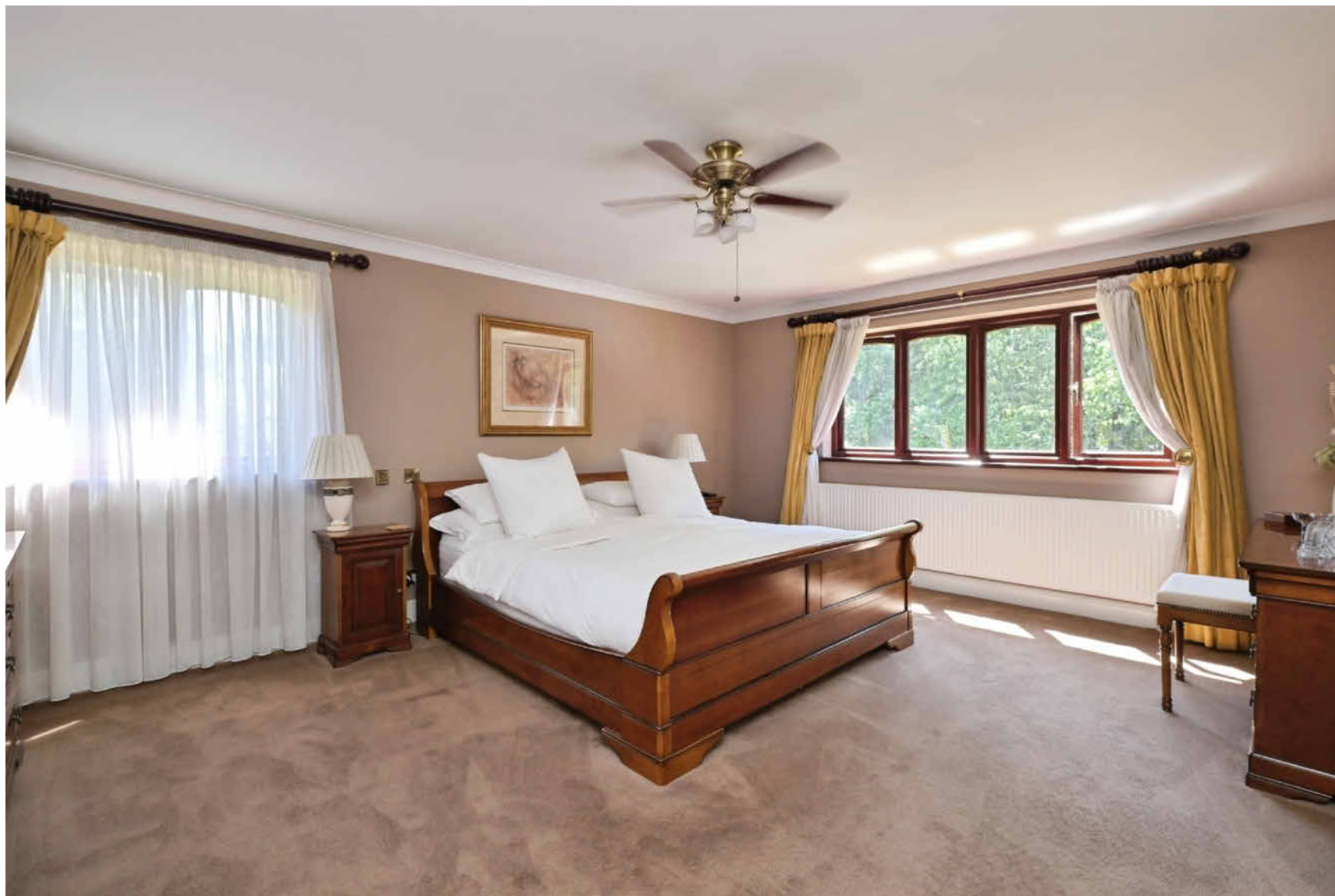
Gated side access, patio area, laid to lawn, wrap around and patio area from conservatory.

Double Garage

18' 10" x 18' 11" (5.74m x 5.77m)

Electric doors, alarmed and window to side.





Ashleigh, Orton Wistow

A rare chance to purchase a bespoke six-bedroom detached home in Orton Wistow, complete with original design drawings. Features include hand-blown glass sink, Bang & Olufsen sound systems, Miele kitchen units, Porcelanosa bathrooms, and underfloor heating in tiled ground floor rooms. Spread over three floors, it offers flexible living with spacious rooms, conservatory, study, and utility. The top floor includes a versatile space ideal for a cinema or playroom. Outside, enjoy a double garage and generous garden—perfect for families or remote working.

Price

£1,100,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



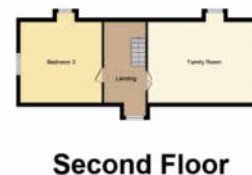
To view this property please contact us on

01733 314 775

or email peterborough@connells.co.uk

14 Cowgate, Peterborough, Cambridgeshire PE1 1NA

CONNELLS.CO.UK



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

