



**Note**

The following information is taken from planning consent H11-0245-18. We recommend you view the planning documents on the Local Authority website – [planning.sholland.gov.uk](http://planning.sholland.gov.uk). See also H11-1083 and H11-0730-20. Perspective buyers might also want to consult the Architects involved in this project – Robert Doughty Consultancy, Tel: 01529 421646.

**Entrance Foyer/Lobby**

17'7" x 15'4" (5.38 x 4.68)

Double-height entrance with contemporary staircase to the first floor.

**Ahead off the lobby****Kitchen / Dining Room**

55'9" x 16'6" (17.0 x 5.05)

Benefitting from a double-height ceiling to the dining area and bi-fold doors to the terrace

**Living Room**

21'10" x 21'4" (6.66 x 6.51)

**Study**

9'10" x 9'9" (3.02 x 2.99)

**Sitting Room**

23'3" (max) x 17'8" (min) (7.11 (max) x 5.41 (min))

**Gymnasium**

27'1" x 20'11" (8.27 x 6.39)

**Plant Room**

19'7" x 9'10" (5.97 x 3.02)

**Indoor Swimming Pool**

54'1" x 32'4" (16.5 x 9.88)

Benefitting from bi-fold doors to the terrace with separate changing, sauna, and steam rooms.

**Changing Room**

12'11" x 5'10" (3.95 x 1.78)

With low-level WC, hand-basin and shower.

**Sauna**

7'2" x 5'10" (2.20 x 1.78)

**Steam Room**

5'11" x 5'10" (1.82 x 1.78)

**Left off the lobby****Cloakroom / Storage Room**

14'8" x 5'10" (4.49 x 1.78)

**Pantry**

7'8" x 5'3" (2.36 x 1.62)

**Downstairs Cloakroom**

6'7" x 5'3" (2.02 x 1.62)

**Double Garage**

27'7" x 19'9" (8.42 x 6.02)

**Children's Store**

19'9" x 9'4" (6.02 x 2.87)

**Boat Store**

31'0" x 12'11" (9.45 x 3.95)

**Stairs off the lobby to****Gallery Landing**

17'7" x 14'9" (5.38 x 4.50)

**Master Bedroom**

19'7" x 17'0" (5.97 x 5.19)

**En-Suite**

13'10" x 7'4" (4.22 x 2.26)

**Dressing Room**

13'10" x 7'11" (4.22 x 2.42)

**Bedroom 2**

16'7" x 14'0" (5.07 x 4.28)

**En-Suite**

10'7" x 4'9" (3.23 x 1.45)

**Bedroom 3**

15'5" x 12'6" (min) (4.71 x 3.82 (min))

**En-Suite**

11'1" x 4'11" (3.39 x 1.51)

**Bedroom 4**

17'10" x 12'6" (min) (5.46 x 3.82 (min))

**En-Suite**

10'9" x 4'11" (3.30 x 1.51)

**Bedroom 5**

14'1" x 13'6" (4.31 x 4.12)

**En-Suite**

8'3" x 6'1" (2.52 x 1.86)

**Utility Room**

8'3" x 7'8" (2.52 x 2.34)

**Games Room**

20'5" x 17'4" (6.23 x 5.30)

With a spiral staircase from the downstairs games room. Also suitable for use as a home cinema or studio.

**Architectural And Other Features**

Cross Laminated Timbers (CLT), where exposed, will have a visual grade finish. Most of the Limestone cladding will have a smooth finish, with a textured finish to some sections of the secondary elevations and some specific areas of the interior. Low maintenance doors, window frames, gutters and downpipes in anthracite grey aluminium which has a long lifespan. The photovoltaic panels will be hidden from view. A ground source heat pump and thick standard insulation provide renewable heating. Triple glazing. Mains water and electricity. Independent drainage system.

**Directions**

The site is located about 1.5miles South-West of Long Sutton, and about ¾ of a mile from the A17, which provides access to larger towns in the area. The regional centre of Peterborough is about 25 miles further South-West.

From our office in Long Sutton, head towards Market Place and continue to the junction with Station Road, (Health Centre opposite) and turn left. Continue to the A17 and take the second exit on the roundabout onto St James Road and the land can be found, on the left-hand bend at the Wanton's Cross Gate junction.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 4.00pm.

Please visit [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.