



Gleneagles

Orton Waterville | Peterborough | Cambridgeshire | PE2

FINE & COUNTRY

KEY FEATURES



- A Fully Upgraded and Refurbished Modern Property
- Rare Blend of City and Suburb Living in a Leafy Location
- Executive Development, Backing Onto Orton Meadows Golf Course
- Hallway, Reception Room, Dining Room, Study and Downstairs WC
- Contemporary Kitchen With Breakfast Room and a Utility Room
- Five Bedrooms, One with En Suite, a Family Bathroom and WC
- One Bedroom Self-Contained Annex or Airbnb Accommodation
- A Triple Garage with Ample Off-Road Parking for Numerous Cars
- Enclosed, Private Rear Garden Bordered by Trees and Shrubs
- Total Accommodation of Main House Extends to 3153 Sq. Ft.





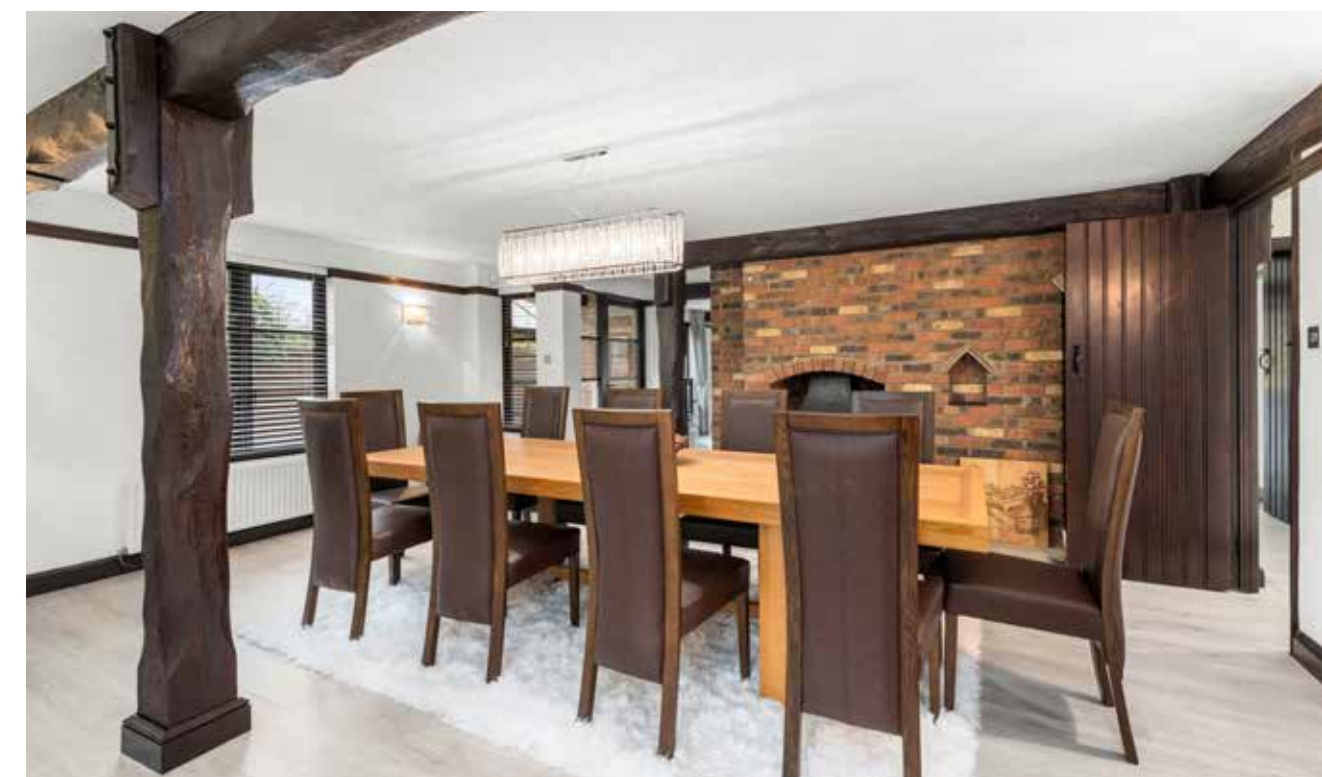
In a rare world where all the benefits of a city are on the doorstep yet nature and tranquillity coexist alongside, an immaculately presented, quality build home stands tucked away at the back of an attractive residential close. This 5 bedroom property with a separate double bedroom annex adjoining the triple garage and very private, sunny rear garden offers a superb modern lifestyle.

Backing onto Orton Meadows golf course and Ferry Meadows country park just outside the centre of Peterborough, the station is only a 7 minute drive where fast trains to London take 45 minutes, the A1 is less than 5 minutes and glorious Georgian Stamford less than 20 minutes.

The property is a Potton Home, the Cambridgeshire architectural design company which builds beautiful, bespoke, quality homes. 4 Gleneagles was constructed in 1994 with the owners purchasing it in 2005 who were very taken with the location as well as the sturdiness of the home. The traditional style house has a timber frame that creates much character featuring chunky beams and uprights, some exposed brick, solid timber plank doors and triple glazed timber windows, yet the internal fittings in the kitchen and bathrooms are slick and contemporary providing a charming blend of old style and new. A very striking décor of white walls and units contrasts fabulously with the very dark wood that is such a characteristic of the property, everything recently refurbished and in pristine condition.

The approach to the house is through electrically operated gates onto a very generous brick-weave drive that will accommodate up to about 10 cars. The separate, triple garage with automatic doors is to the left with the incorporated annex above and behind. A continuation of the paving leads up to the front door and encircles almost the entire house forming a patio area at the back.

Stepping inside, you enter a spacious entrance hall which leads to all the downstairs rooms. There is, generally, a very light and airy feel to the home with a seamless flow between the expansive reception rooms which are flooded with light through the large windows on all sides, enhanced by the owners' fondness for clean lines and the white décor. Windows are fitted with wooden Venetian blinds and French doors open from the dining room onto the rear garden. A huge, exposed brick inglenook fireplace containing a gas, living-flame, log-effect fire is in the living room whilst another smaller fireplace and fire is on the other side, in the dining room.







The kitchen breakfast room is to the back of the hall overlooking the rear garden and also enjoys French doors, these opening onto the patio. The contemporary, glossy white kitchen with polished granite worktops forms a splendid array of beautifully sleek units, its LED lighting glowing from below, making them appear to float around the edges of the room. Top brand appliances are integrated such as a Neff induction hob and Neff eye-level appliances: 2 ovens, a microwave and a coffee machine. Space is for an American style fridge freezer and a dishwasher is integrated. At one end, where the French doors open onto the patio, a square island, also underlit, acts as a breakfast bar. The utility room, which leads off the kitchen, has a wall of fitted units housing a built-in fridge freezer, a sink, and space is under counter for a washing machine and dryer.

Back in the hall, next to a downstairs WC, a sizeable study is dual aspect. Carpeted stairs rise and turn in the centre of the hall to a landing and bedrooms where more character is evident with sloping ceilings, dormer windows and the building's timber frame continuing to be a feature. Practical hard flooring is downstairs whereas upstairs, apart from the bathrooms, wall to wall carpet has been laid.

The principal bedroom is to the front benefitting a wall of built-in wardrobes and a contemporary en suite with walk-in shower. Both the family bathroom and the en suite are lined with top brand Porcelanosa tiles including solid marble on the floors. An abundance of storage is at the property with the other 4 bedrooms also having built-in storage, a large cupboard is fitted on the landing, and there is a loft space running along the length of the house, with a light and a boarded area.







Outside, the enclosed, low maintenance garden is extremely private and sunny, backed and bordered by trees and evergreen shrubs that give structure all year round, as well as being a haven for wildlife. The annex, which can either be rented out or used for guest accommodation, has a spacious ground floor room that acts as a kitchen, dining and living room with French doors onto the garden. The bathroom is at the foot of the stairs that lead up to a large, double bedroom with dressing area, in the eaves over the triple garage. Another door opens onto the annex's own private little garden at the back.

The location is ideal if you need to commute but want to enjoy an outdoor lifestyle at the same time. For a family, this property is perfect as St. Botolph's C of E Primary School is

rated Good by Ofsted and is just a few minutes' walk down the road whilst Nene Park Academy, a popular secondary school also rated Good, is less than a mile away.

A pleasant walk through Orton Meadows Golf Course directly behind the property takes you into Ferry Meadows which is set within the larger area of Nene Park that also includes Thorpe Meadows with its Sculpture Park, riverside and woodland walks and a purpose-built rowing lake. For cyclists, the Peterborough Green Wheel is part of the UK cycle path network and provides over 45 miles of continuous sustainable routes around the city. It contains a perimeter route and radial routes from the city centre using a mixture of traffic-free paths, quiet roads and urban cycle lanes.



Seller Insight

“We were sold on the property by the fantastic, very unusual location plus the remarkable privacy. To have so many green spaces and nature so close by whilst being almost in the centre of a city is rare. We came here about 18 years ago, testament to how much we love it. The proximity to the station is a great bonus - only a 7 minute drive - and I can verify I have been in Selfridge’s in Oxford Street in no less than an hour and a half door to door!”

“The annex is a good size and a huge asset which, as well as using for extra guest accommodation at weekends, we have rented out as Airbnb during the week with regular clients bringing in an annual income of around £10,000. It is rated as the number 1 Airbnb in the Peterborough area.”

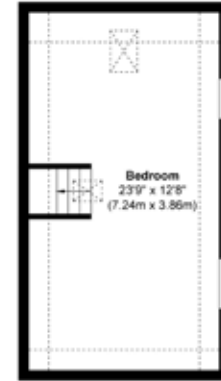
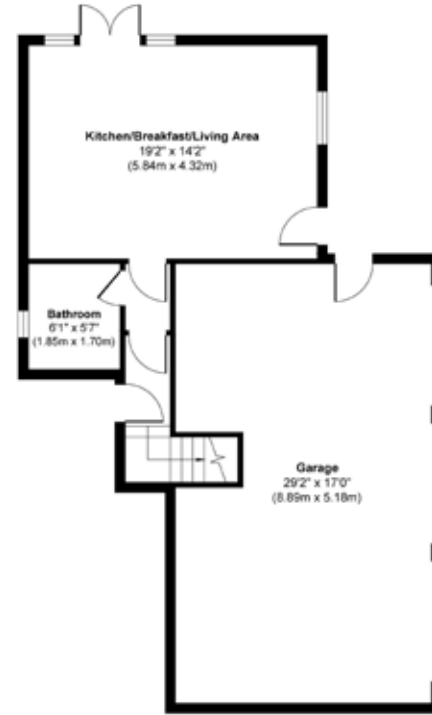
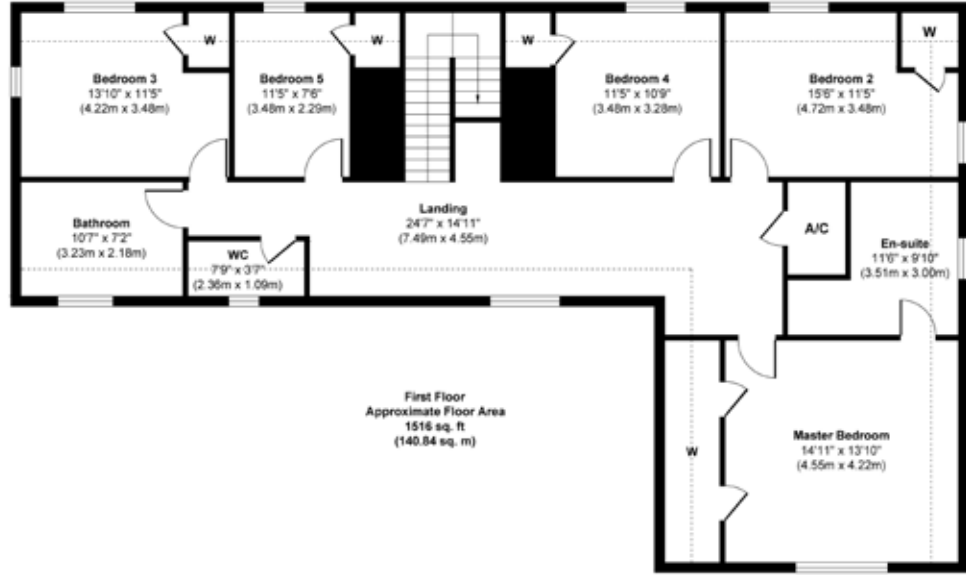
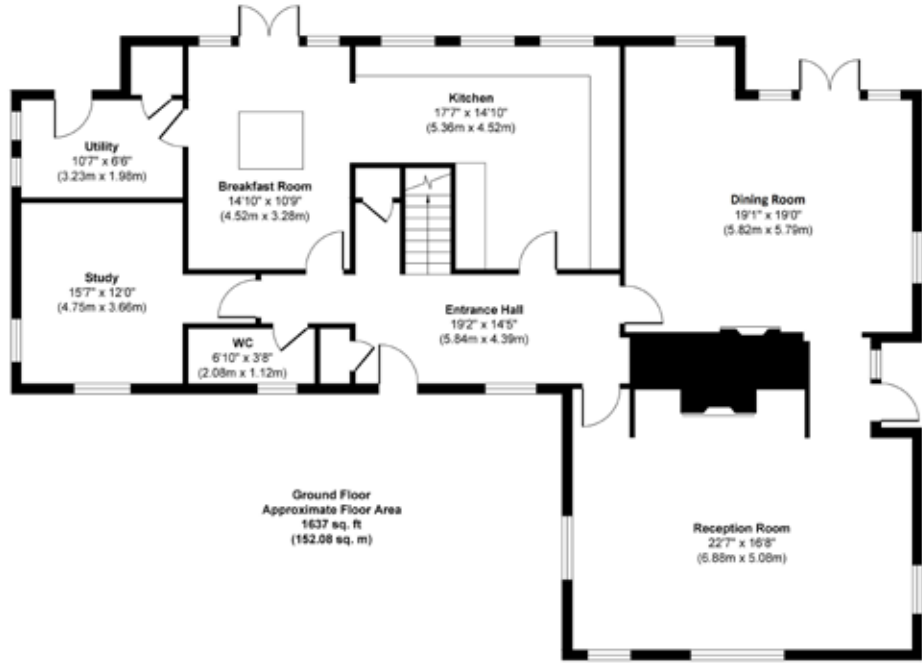
“The garden is wonderfully tranquil, receiving sun all day long. At the back, it is very private and not overlooked at all and with the trees and shrubs, it is full of wildlife; we have a family of squirrels who will come and eat at your feet, and we see rabbits too.”

“There is a village shop and a post office in Orton Waterville less than a mile away, and two or three pubs serving food. Serpentine Green, a modern indoor shopping mall at Hampton, is about a 10 minute drive if you don’t want to go into the city centre. We love visiting Stamford which is an easy drive of less than 20 minutes up the A1.”



GARAGE & ANNEX / AIR B&B





Approx. Gross Internal Floor Area
Main House = 3153 sq. ft / 292.92 sq. m
Outbuilding = 1168 sq. ft / 108.50 sq. m
Total = 4321 sq. ft / 401.42 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Local Authority: Peterborough City Council

Council Tax Band: G

Services: Mains Electricity, Water, Drainage, Gas Central Heating

Tenure: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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LOCATION

FINE & COUNTRY

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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