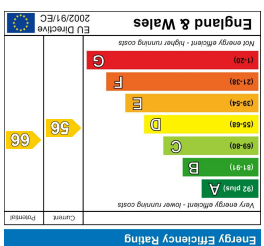
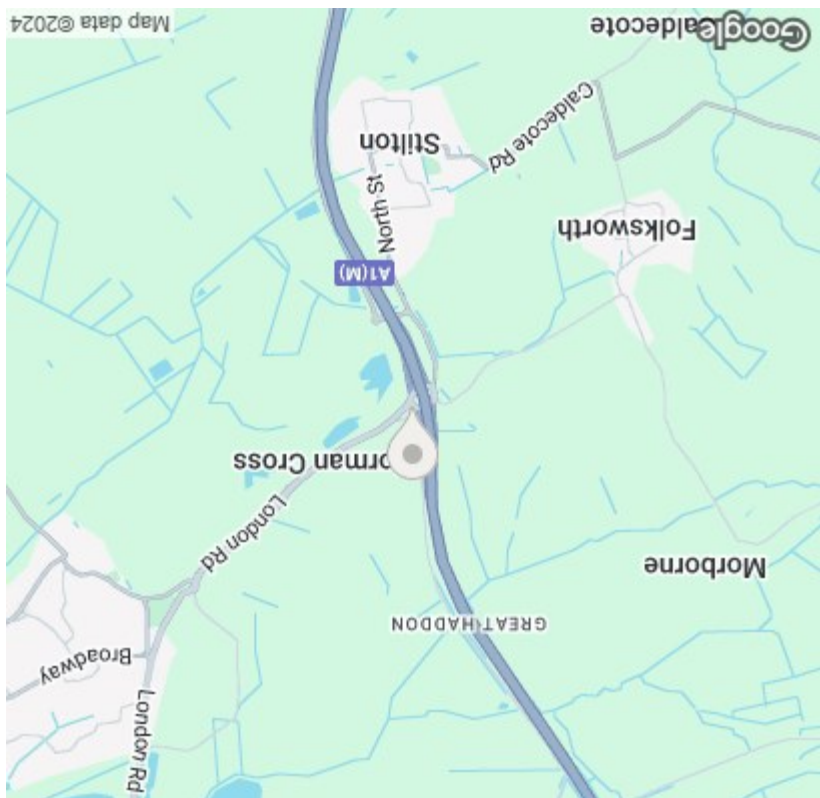


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

**Viewing**  
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**London Road**

Norman Cross, Peterborough, PE7 3TB

**Guide Price £600,000 - Freehold , Tax Band - G**



# London Road

## Norman Cross, Peterborough, PE7 3TB

\*\*Guide Price £600,000 - £650,000\*\*

Situated on London Road in the charming hamlet of Norman Cross, close to the Cambridgeshire and Huntingdonshire border, this remarkable property is a true gem waiting to be discovered. The Old Court House is a substantial detached family home, nestled away on a sizeable plot, and has been sympathetically restored to a very high standard, retaining many original features throughout.

From the moment you step inside, you are greeted by stunning period features that have been lovingly preserved and restored, adding a touch of elegance and history to every corner of the property. The meticulous restoration work done has not only maintained the property's charm but also future-proofed it for the years to come. Internally boasting a vast array of different rooms, such as the five bedrooms, seven reception rooms, and four bathrooms, this property offers complete versatility suitable for a variety of uses. Situated on a generous plot, this home offers wrap-around gardens that provide a serene escape from the hustle and bustle of everyday life. With ample gated off-road parking and a double carport, convenience is key for residents of this distinguished abode. Conveniently located near major transport links including the A1 and Peterborough Train Station, commuting is a breeze with trains to London Kings Cross taking under 50 minutes. Imagine the ease of access to both urban amenities and countryside retreats that this location offers. Originally constructed in 1868, this property is not just a home but a piece of history waiting for its next chapter to unfold. Don't miss the opportunity to own a piece of Victorian elegance with a perfect blend of modern convenience.

**Entrance Hall**  
8'4" x 5'10"

**Hallway**  
3'10" x 5'7"

**Dining Room**  
12'10" x 11'9"

**Hallway**  
3'0" x 2'9"

**Living Room**  
12'1" x 13'7"

**Hallway**  
3'2" x 2'9"

**Storage (Former Cell)**  
9'8" x 7'0"

**Hallway**  
4'10" x 7'6"

**Hallway**  
5'9" x 20'3"

**Porch**  
5'9" x 5'1"

**Living/Dining Room**  
13'3" x 29'7"

**Play Room**  
8'5" x 14'9"

**Snug**  
10'9" x 9'9"

**Hallway**  
4'7" x 6'2"

**Bathroom**  
9'8" x 6'8"

**Bedroom Five**  
12'0" x 11'9"



**Hallway**  
2'2" x 2'8"

**Study**  
12'9" x 11'6"

**Hallway**  
3'9" x 5'4"

**Garden Room**  
12'1" x 12'10"

**Living Room**  
13'8" x 11'7"

**Utility Room**  
3'9" x 5'6"

**Pantry**  
3'10" x 5'9"

**Kitchen Breakfast Room**  
11'6" x 11'8"

**Utility Room**  
4'4" x 7'10"

**WC**  
4'4" x 3'3"

**Laundry Room**  
13'3" x 11'8"

**Workshop**  
19'9" x 7'0"

**Bathroom**  
3'10" x 11'1"

**Landing**  
2'9" x 8'1"

**Master Bedroom**  
10'8" x 13'2"

**Wardrobe**  
2'10" x 3'3"

**En-Suite To Master Bedroom**  
12'7" x 6'9"

**Hallway**  
2'9" x 8'1"

**Bedroom Four**  
12'7" x 8'0"

**Landing**

**Bedroom Two**  
11'10" x 11'9"

**Hallway**  
4'5" x 3'4"

**Bathroom**  
6'7" x 7'8"

**Bedroom Three**  
10'2" x 11'7"

**Garage**  
24'0" x 22'10"

**EPC - D**  
56/66

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: No  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No

