

SILVER TREES

— WANSFORD —



Experience the ultimate in modern living at Silver Trees, a light-filled, contemporary entertaining haven for all the family, nestled in the idyllic village of Wansford.

WELCOME HOME

Tucked off Robins Field, a peaceful residential neighbourhood, there is plenty of parking available along the block-paved driveway, fringed by golden gravel borders and mature trees, whilst ahead, the balcony of Silver Trees' drawing room proudly presides.

Make your way up a series of steps to the front door, which opens to a capacious open plan kitchen-dining-family room. Large windows stretch up to the gable roofline, inviting an indulgence of light in. Scandi-inspired design touches are a feature throughout the home – in here, lightly toned flooring underfoot contrasts elegantly with the wood panelling to the high ceiling, whilst warmth emanates from the log-burning stove in the sitting area.

The room flows effortlessly into a relaxed dining area to the rear, offering easy access out to the garden for al fresco dining in the summer.



SAVOUR THE MOMENT

Quartz worktops gleam beneath the spotlights in the main kitchen, with a double Neff induction hob nestled in the central island, where there is sociable breakfast bar seating. Seamless, handleless cabinetry in on-trend grey offers ample storage, also accommodating a Neff double oven, full size fridge and freezer.

Soak up the charming garden views as you rinse glasses in the undermounted sink, where there is a Quooker instant hot water tap, or pop them in the Bosch dishwasher. Contemporary and chic, each space serves the next for functionality and flow. A gas-powered underfloor air-flow system provides heating throughout.





BEDTIME BECKONS

Silver Trees is currently configured as a four-bedroom home, the first two of which can be found across the landing, behind a sliding pocket door. A spacious double bedroom is served by a cloakroom opposite.

Affording plenty of space for a queen-size bed and offering verdant views out over the large garden to the rear, seek sanctuary in the principal suite, replete with its own dressing room and a stylish en suite bathroom with separate shower.



RELAX AND UNWIND

Stairs lead up from the sitting area to the first floor, where the contemporary, Scandi-inspired feel continues in the drawing room.

Tall windows stretch up to the high, airy wood-panelled ceiling of this light-kissed room, whilst bifolding doors open to the balcony, and offering sunny vistas out over the peaceful neighbourhood to the front.

Emanating warmth in the winter months, the feature log-burning stove is a toasty focal point, its black hearth contrasting with the soft greys and whites of the décor.





What the owner loves...
 “Silver Trees is surrounded by countryside and riverside walks which we and the dogs love!”



VERSATILE SPACES

Returning to the staircase, continue down to the lower ground floor where you'll discover the final two bedrooms, both pretty doubles with fitted wardrobes. Opposite lies a very smart bathroom with overhead shower.

To the front of the home, what was formerly an integral garage has been cleverly converted into a gym and separate, spacious study with views out to the front – the perfect place to work or study from home in peace.

A good-size utility room offers plenty of storage and plumbing for washing machine and dryer. Beyond here lies the large, sunny and bright conservatory, tiled underfoot and offering access to the broad and sunny terrace.

A flexible home, this floor could serve as an independent annexe – ideal for multigenerational living or for affording space and privacy to older teenagers.



OUTDOOR LIVING

Outside, the terrace is ideal for reclining and unwinding – with ample space for a dining set for summer barbecues and currently furnished with a large pergola. Beyond, the large lawn is well maintained and perfect for children's ball games, dotted with fruit trees and colourful borders.

A haven for wildlife, this sunny, spacious garden also features a small pond. Seek out the last of the sunshine on the rear terrace. Along the side, there is ample storage available in the shed, whilst gates to either side of the home ensure the garden is safe and secure for children and canine companions.



What the owner loves...

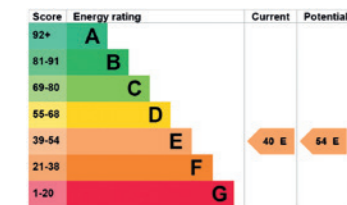
“Wansford is a wonderfully friendly village, with lots going on, yet we're only a few minutes from Stamford and everything on offer there.”



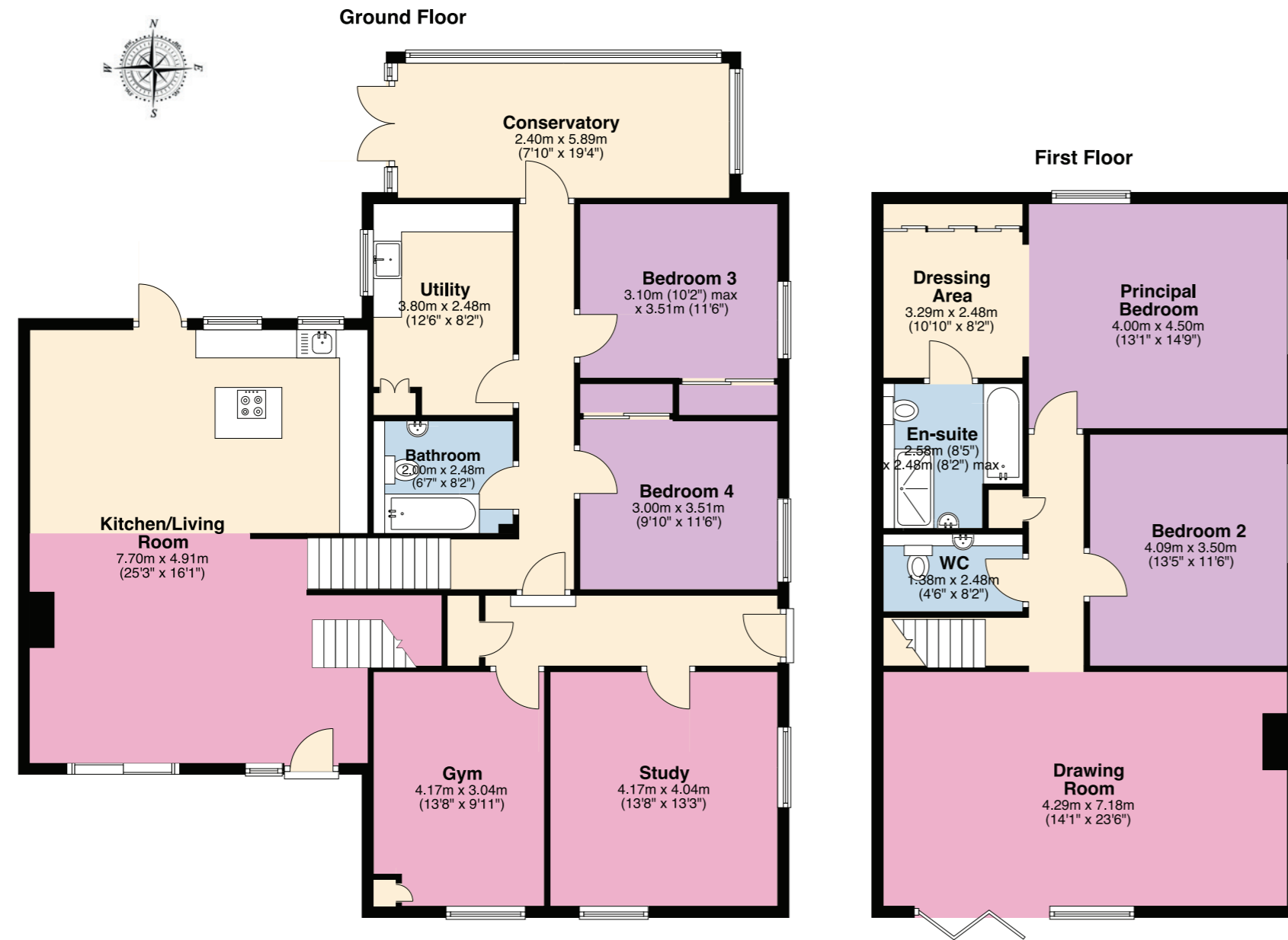
THE FINER DETAILS

Freehold
 Detached
 Constructed c.1973
 Plot approx. 0.21 acre
 Warm air heating
 Solar panels
 Mains electricity, water and sewage
 Peterborough City Council, tax band G
 EPC rating E

Ground Floor:
 approx. 151.0 sq. metres (1625.7 sq. feet)
 First Floor:
 approx. 77.5 sq. metres (834.3 sq. feet)
 Total area:
 approx. 228.5 sq. metres (2460.0 sq. feet)



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OUT AND ABOUT

Take a stroll through the historic village of Wansford, home to The Haycock Manor Hotel, an impressive Grade II* listed building thought to date back to the early 17th century, two pubs, a Post Office, a doctor's surgery with dispensary, and perhaps most recognisably, its Grade 1 listed bridge connecting the village across the River Nene, built in 1571 and boasting no fewer than 12 arches.

Rural, but by no means remote, there is so much to see and do close by, with Adventure Nene Ltd. Watersports Centre offering open water swimming and raft building alongside other activities, just a

few minutes down the road. Dust off your nine-iron and bring your A-game to the fairways of Elton Furze Golf Club, also just a drive away. Ferry Meadows in Nene Park is also close by, for walks, horse riding and other adventures amidst the meadows, woodlands and lakes.

Just a few minutes' drive is the inimitable market town of Stamford with its cobbled streets and mixed architecture of attractive stone buildings. Browse the boutiques, sample the cuisine in the many bars, cafes and restaurants and lose yourself in the nostalgia of the impressive antique shops.

Families are spoiled for choice in terms of schooling, both state and independent with Wittering Primary School less than five minutes' drive away, and Nassington School and Pre-School equally close by. Alternatively, Stamford Endowed Schools, Uppingham, Oakham, Oundle, Kings School and The Peterborough School are all in easy reach.

Within easy access of the A47 for links to Peterborough and Leicester, and the A1 for the north / south, and Peterborough Railway Station less than 15 minutes away with direct links to London in under an hour, Silver Trees is perfectly placed for commuters.

LOCAL DISTANCES

Stamford: 7 miles (11 minutes)
Peterborough: 8 miles (13 minutes)
Oundle: 9 miles (16 minutes)
Oakham: 16 miles (22 minutes)
Leicester: 33 miles (52 minutes)



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