

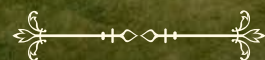


HIGHFIELDS

— ORTON LONGUEVILLE —



Wearing its Victorian birthright with pride, the gables of Highfields stretch up above the warmth of its cheerful redbrick façade.



Born in the twilight of the Victorian age, Highfields, built on the threshold between the 19th and 20th centuries in 1899, retains a wealth of original features. Restored by previous owners, modern comforts now mark its passage into the era of 21st century living.

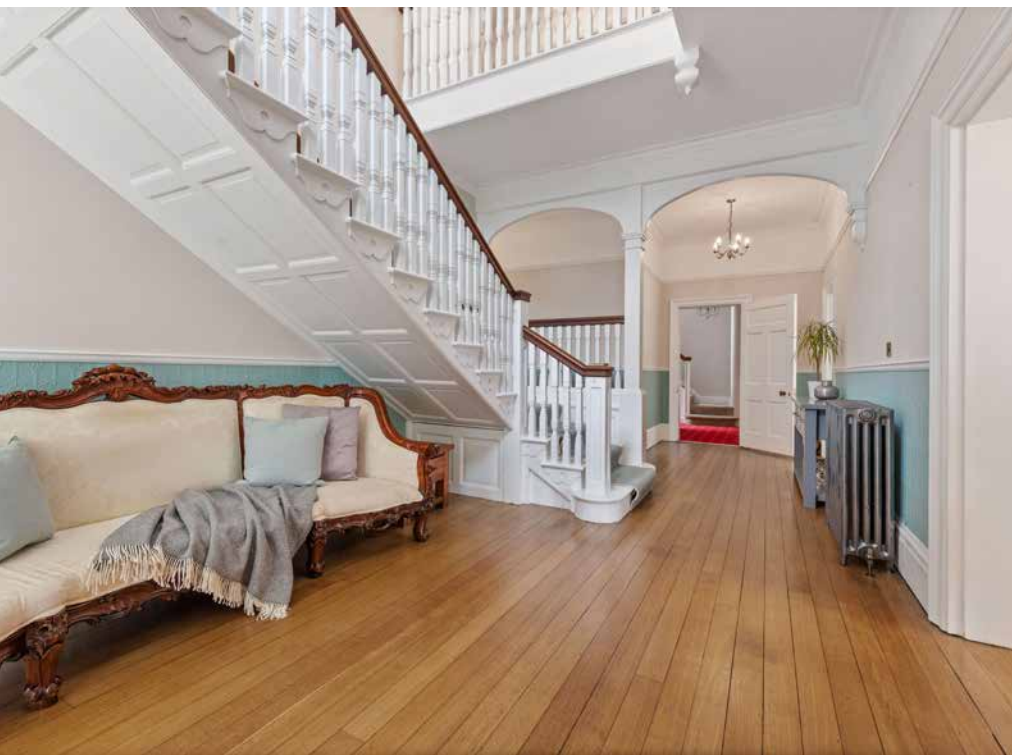
Set back from Oundle Road and with plenty of parking available on the block paved, gated, in-and-out driveway, a green sheen of lawn laced by a verdant hem of mature trees provides a buffer of privacy, screening the home from view.



What we love

“A grand yet grounded Victorian home, where period drama meets real-life flow, Highfields is the perfect harmony of scale, substance and style: a home made as much for the simplicity of everyday living as it is for exceptional entertaining.”





A WARM WELCOME

A wide front door opens into the porch, whose high ceiling with layered cornicing sets the scene for a home that slowly unwraps itself one room at a time, with unexpected treats tucked into every corner. From corner window seats to the mahogany staircase in the central reception hall, framed by ornate arches, the elegance of the era is perfectly captured.

PRACTICAL PLACES

Beyond the show-stopping entrance, Highfield's quieter wings hint to its Victorian heritage. Inner hallways connect spaces, their modest scale a nod to their original purpose as servants' passages, in subtle contrast to the grand reception rooms. A cloakroom tucked discreetly to one side echoes the past with black and white tiled floor and what may well be an original wash basin. A true 'home of two halves', a dry cellar accessed beneath the former servants' staircase and a generous plant room with utility space offer plenty of room for storage, an extra fridge-freezer and all the practicalities of modern life.

ENTERTAIN AND UNWIND

From elegant evenings to slow Sunday mornings, the living spaces at Highfields adapt with ease. Relax and unwind in the main sitting room, an inviting space, with a bold red feature wall, period detailing, wood floors and a bay window, all basking in the warmth from the log-burning stove.

A second sitting room offers garden views, another fire, with a slightly more modern feel, and plenty of space to stretch out and entertain.





WINE AND DINE

A room designed to elevate every gathering, the dining room adapts to every mood, from romantic candlelit suppers to full-scale family Christmases. An ornate fireplace and log burner, recessed archways, layered cornicing and a commanding bay window create a setting worthy of a period drama.

Transformed for modern living, the former butler's quarters - or potentially what was once a scullery - lined with glass-fronted cabinets and tall shelving, is now reimagined as the study, peaceful and with eye-catching views over the garden. For moments of pause, the sun room at the front is a cosy retreat, opening onto the terrace through bifolds that draw in the light.

The soul of the home, the kitchen serves up welcome, a sociable hub that caters to everything from quiet coffee mornings to lively evenings with friends. For those who love to hold court while cooking, the central gas hob atop the L-shaped breakfast-bar-island makes the perfect stage, placing the host at the heart of the conversation. Warm wood cabinetry and granite worktops lend a classic elegance, while a sash window frames garden views, and a drinks fridge keeps refreshments within easy reach.

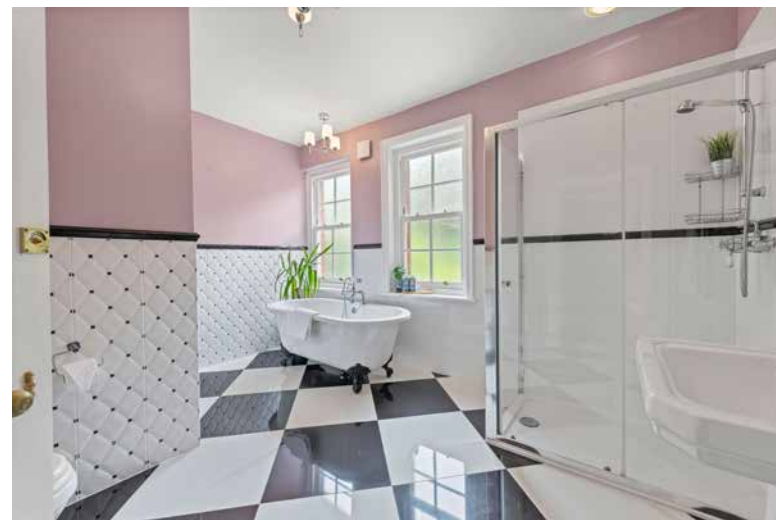




AND SO TO BED...

Up the sweeping mahogany staircase, a light-filled landing offers leafy views of the copper beech below. Highfields is home to eight majestic bedrooms over two floors. Beyond the elegant arches on the landing, the principal suite is, naturally, a spacious sanctuary, dressed in rosy tones, served by a large dressing room, sash-lit en suite and with possibility-laden access out via a glazed door to the flat roof overlooking the garden.





Four further bedrooms await on this floor, two with en suites, enhanced by period features and contemporary comforts, from sash windows and ornamental fireplaces.

A separate family bathroom evokes Victorian glamour in its colour scheme and fittings, while a large, walk-in linen cupboard keeps everyday essentials close at hand.

On the second floor, three further bedrooms nestle into the eaves, one with an en suite, offering ideal space for guests, teenagers, or working from home. Once the servants' quarters, their character remains, now reimagined for modern life.





HIDDEN EDEN

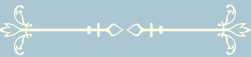
Shielded from the world by a stately line of mature trees, including a copper beech resplendent in all seasons, the gardens at Highfields envelop the home, providing a private sanctuary that counterbalances the convenient accessibility of the home.

Striped lawn stretches across the front, framed by climbing roses that flank the formal entrance and add a note of romantic charm to this formidable Victorian home.

To the rear, the mood softens, with a secure, south-facing garden unfolding beyond picket fencing; private, peaceful and perfectly enclosed for children and pets to roam freely.

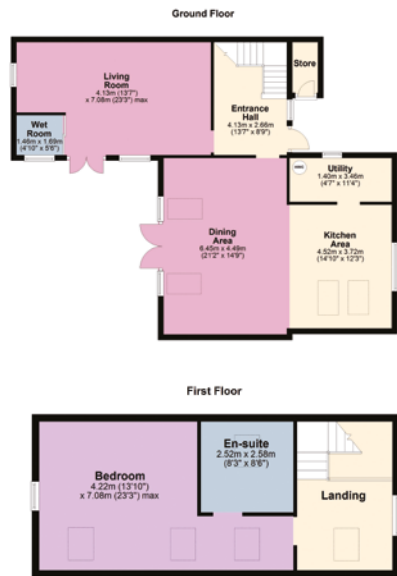
A leafy 'hide and seek' corner is tucked discreetly to one side, bordered by yet more trees, with terraces for al fresco dining and sheltered spots including a covered verandah and summer house providing welcome shade on summer afternoons and sociable evenings.

An original redbrick wall forms the backdrop to a pergola walk, separating the main garden from that of the potential annexe, where raised beds and log stores can be found. Already 70% converted, this bonus building offers the potential for a gym, studio or guest suite.





The Annexe



NOT IN ACTUAL POSITION

THE FINER DETAILS

- Freehold
- Detached
- Built 1899
- Not listed
- Plot approx. 0.96 acre
- Gas central heating
- Mains electricity, water and sewage
- CAT 5 cabling throughout
- Peterborough City Council, tax band G
- EPC rating D

Basement: approx. 32.9 sq. metres (353.7 sq. feet)	Annexe Ground Floor: approx. 95.9 sq. metres (1,032.7 sq. feet)
Ground Floor: approx. 235.9 sq. metres (2,538.9 sq. feet)	Annexe First Floor: approx. 40.9 sq. metres (440.3 sq. feet)
First Floor: approx. 203.7 sq. metres (2,192.2 sq. feet)	Annexe Total: approx. 136.8 sq. metres (1,473 sq. feet)
Second Floor: approx. 107.4 sq. metres (1,156.3 sq. feet)	
Main Home Total: approx. 579.8 sq. metres (6,241.1 sq. feet)	

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OUT AND ABOUT

Enjoy all the highlights of city living, including local doctors' surgeries, chemists, art galleries, restaurants, supermarkets (Waitrose is less than ten minutes away in the car) and a hospital, whilst being on the cusp of the countryside.

Nearby, Nene Park is the region's favourite place to get outdoors and enjoy nature. At the heart of the park is Ferry Meadows, the ideal destination for a family day out whether you're looking to walk, cycle, fish, try some watersports, or just explore the meadows, lakes and

woodland and visit one of the cafes, there is something for everyone at Ferry Meadows.

Nearby, Peterborough Station is ideal for commuting. Meanwhile, families can have their choice of local schools, with the independent Peterborough School just five minutes' drive away, and further options available in nearby Stamford and Oundle. There is also a wealth of nearby primary and secondary schools.

LOCAL DISTANCES

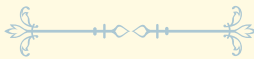
Peterborough Railway Station

3.3 miles (8 minutes)

Oundle 11 miles (18 minutes)

Stamford 14 miles (20 minutes)

Huntingdon 19 miles (24 minutes)





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