



31

WESTWOOD PARK ROAD

PETERBOROUGH



Once the garages for the neighbouring manor house, this remarkable 1930s home now stands proudly as a spacious and characterful family residence - its next chapter waiting to be written. Coming to market for the first time in over forty years, 31 Westwood Park Road offers an exceptional blend of history, comfort, and lifestyle in one of Peterborough's most desirable settings.



A WARM WELCOME

Set back from the road, with driveway parking and an integrated garage, the home immediately conveys a sense of privacy and calm. Step inside, and the light-filled conservatory draws you in - a delightful introduction to the home and the perfect spot to relax while taking in glorious views of the garden.

Flowing naturally from the conservatory, the kitchen forms the heart of the home. Warmed by underfloor heating and fitted with a selection of built-in appliances, it's a space designed for cooking, conversation, and connection. Doors open out to the garden's superb, covered bar area - a fantastic setting for entertaining, from relaxed family gatherings to lively summer parties. On the other side of the kitchen, the dining room offers a more formal space for dinner parties or festive occasions, maintaining that easy flow between indoors and out.

At the front of the home, the large sitting room makes a statement - an inviting, light-filled retreat framed by windows on three sides, where you can curl up beside the fire or enjoy the afternoon sun streaming through. The final reception room, tucked off the conservatory, makes the ideal place to work from home.





SLEEP SOUNDLY

Upstairs, four bedrooms await. The principal suite is a striking sanctuary, crowned by a vaulted ceiling and a dramatic wall of windows that flood the space with light. A dressing area and en suite bathroom complete this tranquil retreat. Three further bedrooms - one with its own loo - offer ample space for family and guests, all served by a contemporary family bathroom.





Perfectly positioned to enjoy the best of city life, this home sits within easy reach of Peterborough's shops, schools, and mainline station - making London commutes or countryside escapes effortlessly accessible.

STEP OUTSIDE

Outside, the fully enclosed garden offers both beauty and practicality - mature planting for privacy, a generous terrace for al fresco dining, and the wonderful covered bar area for year-round entertaining.



THE FINER DETAILS

Freehold
Detached
Built 1930
Plot approx. 0.18 acre
Gas central heating
Mains electricity, water and sewage
Peterborough City Council, tax band E
EPC rating E

Ground Floor:
approx. 133.7 sq. metres
(1,438.8 sq. feet)
First Floor:
approx. 99.3 sq. metres
(1,069.3 sq. feet)
Total Home:
approx. 233 sq metres
(2,508 sq. feet)
Garage:
approx. 23.9 sq. metres
(256.8 sq. feet)

Ground Floor



First Floor



ON YOUR DOORSTEP

Enjoy all the highlights of city living, including restaurants, shops, supermarkets, local doctors' surgeries 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 be active on the water, or just explore the meadows, lakes and woodland and visit one of the cafes.

Peterborough Railway Station is minutes from the door, ideal for commuting. Meanwhile, families can have their choice of local schools, with the independent Peterborough School a short walk 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
1 mile (6 minutes)
Stamford 13 miles (23 minutes)
Bourne 17 miles (33 minutes)
Market Deeping 9 miles (18 minutes)
Oundle 13 miles (28 minutes)

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