



Hurford's

The Dovecote, King's Cliffe Peterborough Freehold: £695,000

Key Features

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- Highly Sought-After Location
- Generous Living Space
- Elegant Reception Rooms
- 4 Double Bedrooms
- Private South-West Facing Gardens

The home is entered via a spacious and welcoming entrance hall, which flows through to a formal dining room, currently used as a family room. The dining area opens into a large breakfast kitchen, well-appointed with ample workspace and complemented by a separate utility room and cloakroom.

The ground floor also features a light and spacious sitting room with views over the garden and a charming feature fireplace. A dedicated study provides an area ideal for home working or ground floor bedroom, and there is internal access to the integral garage.

Upstairs, the master bedroom benefits from its own en-suite, while three further well-proportioned bedrooms are served by a modern family



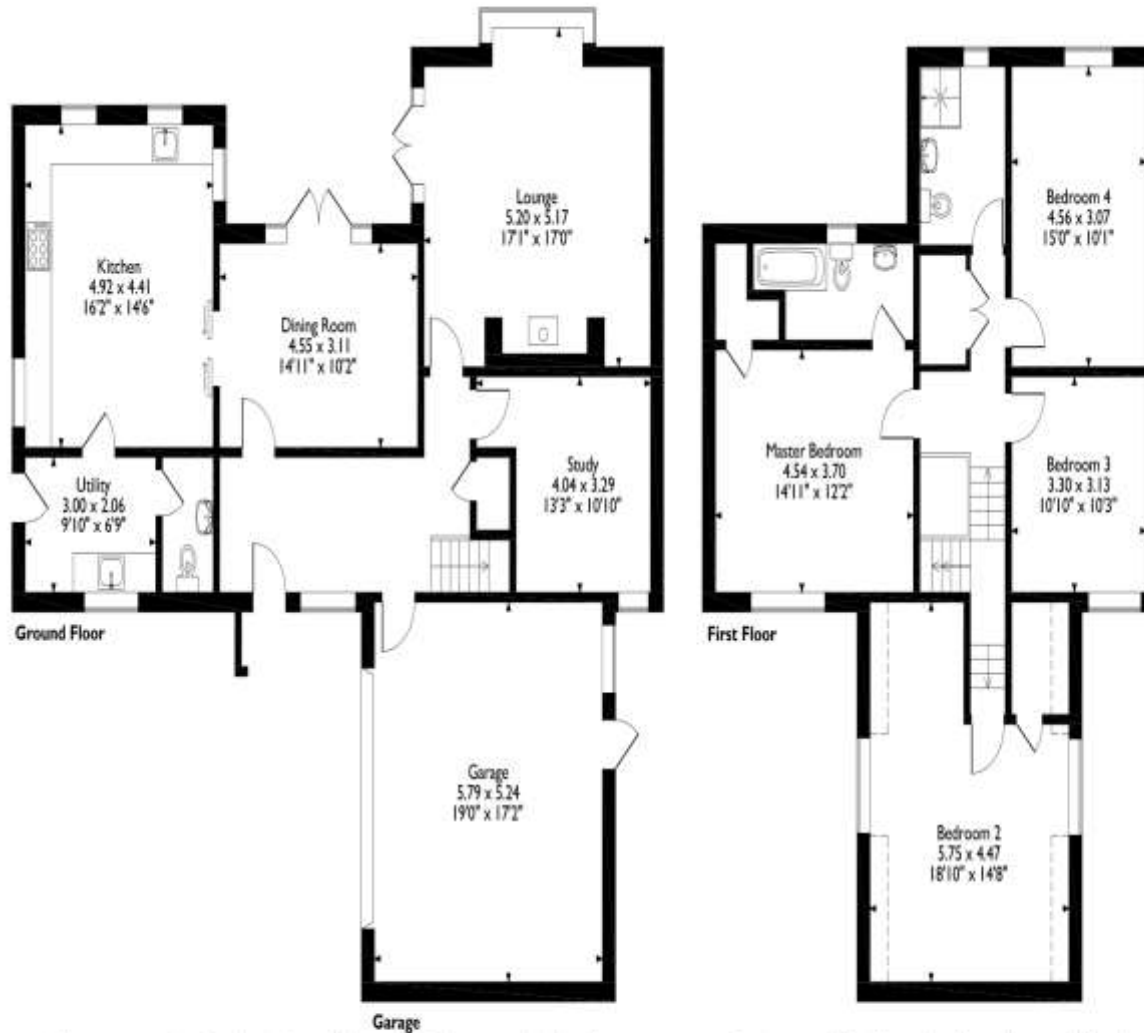
bathroom.

Outside there is gated access to a large driveway, leading to the double garage, the garden surrounds the property with further parking to the side of the property and a large rear garden. The rear garden has a variety of patio and seating areas, mature plants and trees, there is also a utility garden area to the rear of the garage. With its generous layout, beautiful private gardens, and peaceful location in the desirable village of Kingscliffe, this property offers an exceptional opportunity for family living in a tranquil setting.

King's Cliffe is a vibrant rural village with excellent amenities and a close-knit community. It boasts a school, church, shop, doctors' surgery, pub, village hall, gym, thriving sports facilities, children's play parks, pump track and a wide range of clubs and societies, making it an ideal place for families and people of all ages. The village is also surrounded by scenic footpaths, gravel tracks, and bridleways offering easy access to beautiful countryside. The area is renowned for its schools with the well-regarded Kings Cliffe Endowed School in the village and schools in Uppingham, Oakham, Oundle, Peterborough and the Stamford Endowed Schools nearby.



The Dovecote, Kings Cliffe, Peterborough
Main House = 189 Sq M/2034 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Total = 219 Sq M/2357 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The historic market towns of Oundle and Stamford (both about eight miles equi-distant) offer weekly markets as well as a good range of shops and services.

The City of Peterborough lies some 13 miles west, from which there are mainline commuter rail connections to London Kings Cross from 50 minutes and to the north, as well as between London Stansted (via Cambridge) and Birmingham New Street.

The road network is also well connected with the A14 dual carriageway to the south of the village and the A1 dual carriageway to the east.

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 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH,
Cambridgeshire , PE5 7DH

 castor@hurfords.co.uk

 www.hurfords.co.uk



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