



Hurford

Waters Edge, Wansford Peterborough Freehold: Guide Price £875,000

# Key Features

4 3 B G

- Three Storey Home
- Marina Setting with private mooring
- Gated Exclusive Community
- Four Bedrooms
- Three Bathrooms

Set within a prestigious gated community in the charming village of Wansford, this immaculately presented contemporary home enjoys a rare combination of modern luxury, water frontage, and stunning countryside views. With direct access to local waterways via its own private jetty, and framed by beautifully landscaped gardens, this is a truly unique opportunity to own a stylish and versatile home in an idyllic setting.

Arranged over three thoughtfully designed floors, the accommodation offers superb flexibility for family living or multi-generational use, with four spacious bedrooms and three well-appointed bathrooms. The luxurious master suite boasts its own private balcony, creating a peaceful retreat with elevated views.



A high specification fitted kitchen, seamlessly flowing into a light and airy lounge further enhances the open plan vibe of this well-proportioned home.

The lounge can boast floor-to-ceiling bifold windows, with balcony access. Natural light floods this space and frames views over a landscaped garden, which gently lead down to the water's edge - a tranquil backdrop for everyday living and entertaining.

Additional highlights include ample off-road parking and a garage, Private jetty for water access and leisure and the sumptuous rear garden, perfect for relaxation or outdoor gatherings

A layout ideal for growing families or those seeking lock-up-and-leave convenience

Wansford is ideally positioned midway between Peterborough and Stamford, both offering direct rail links to London and a wealth of amenities. With excellent road connections via the A47 and easy access to surrounding areas including Rutland, Oakham, Leicestershire, and Northamptonshire, the location is as convenient as it is picturesque.

Whether you're seeking a forever family home, a



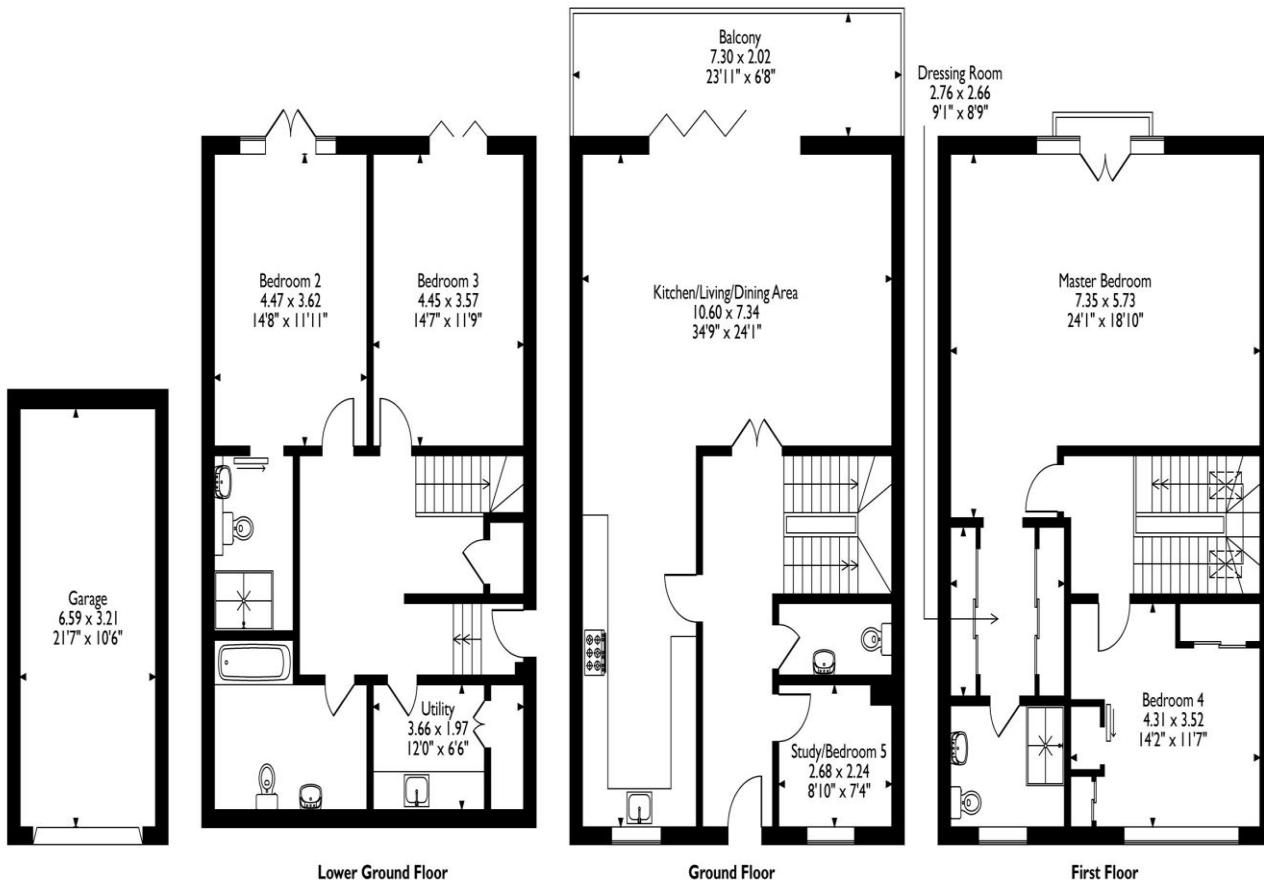
## Waters Edge, Wansford, Peterborough

Approximate Gross Internal Area

Main House = 232 Sq M/2498 Sq Ft

Garage = 21 Sq M/226 Sq Ft

Total = 253 Sq M/2724 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.

multi-generational living solution, or a low-maintenance lifestyle retreat, this exceptional waterside property ticks all the boxes. There is also the advantage of no onward chain.

Early viewing is highly recommended to fully appreciate the quality, space, and setting on offer.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 380956

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