



Hurfords

Woodcroft Road, Marholm, Peterborough, PE6 7HU

Guide Price: £500,000



THE PROPERTY

A substantial and beautifully extended detached character bungalow, it sits proudly on a generous plot overlooking the countryside with fields to both the front and rear of the property.

The property enjoys a tranquil setting amidst a picturesque mix of thatched and stone-built homes, offering a true sense of rural charm, yet is conveniently located just a 4 mile drive to Peterborough City Centre and railway station. Access to retail shopping, Doctor and Dental Surgeries are all within a 10 minute drive of the property.

Having been upgraded and thoughtfully improved by current owners, this home combines traditional character with modern comfort. The spacious accommodation includes a large Lounge ideal for family living and entertaining, leading into a bright garden room opening on to a raised decking- the perfect spot to enjoy the beautifully landscaped gardens and far-reaching views.

The quality re-fitted kitchen/breakfast room includes integrated appliances of fridge-freezer, 4 ring hob and double oven. The rear garden and decking area may also be accessed from the kitchen.

The accommodation offers 4 bedrooms. The Master Bedroom benefits from an en-suite shower room in addition there is a family bathroom. The 4th bedroom may be used as a dining room or home office offering flexibility.

The property offers generous off-road parking with block paved drive, leading to a double drive, leading to a double garage (tandem) and rear garden.

The front and rear gardens are meticulously maintained, with a feature pond to the rear.

Set within this sought-after village surrounded by rolling countryside, Woodcroft Road is ideal for families or those seeking a peaceful lifestyle while retaining excellent access to local amenities and transport links.

Offered with no onward chain.





Location

Marholm is a small rural village on the north-western edge of Peterborough, historically part of Northamptonshire but now within Cambridgeshire, sitting about three to four miles from the city centre. Key landmarks include St Mary the Virgin Church, with Norman origins, and Marholm Farmhouse, dated 1633 but likely older. Much of the village forms a designated Conservation Area, preserving its traditional character, mature trees, and rural setting despite Peterborough's expansion. Today, Marholm remains a peaceful, picturesque village with a small population, a strong sense of heritage, and easy access to both countryside surroundings and the nearby city.

Woodcroft Road, Marholm, Peterborough

Approximate Gross Internal Area

Main House = 137 Sq M/1475 Sq Ft

Garage = 41 Sq M/441 Sq Ft

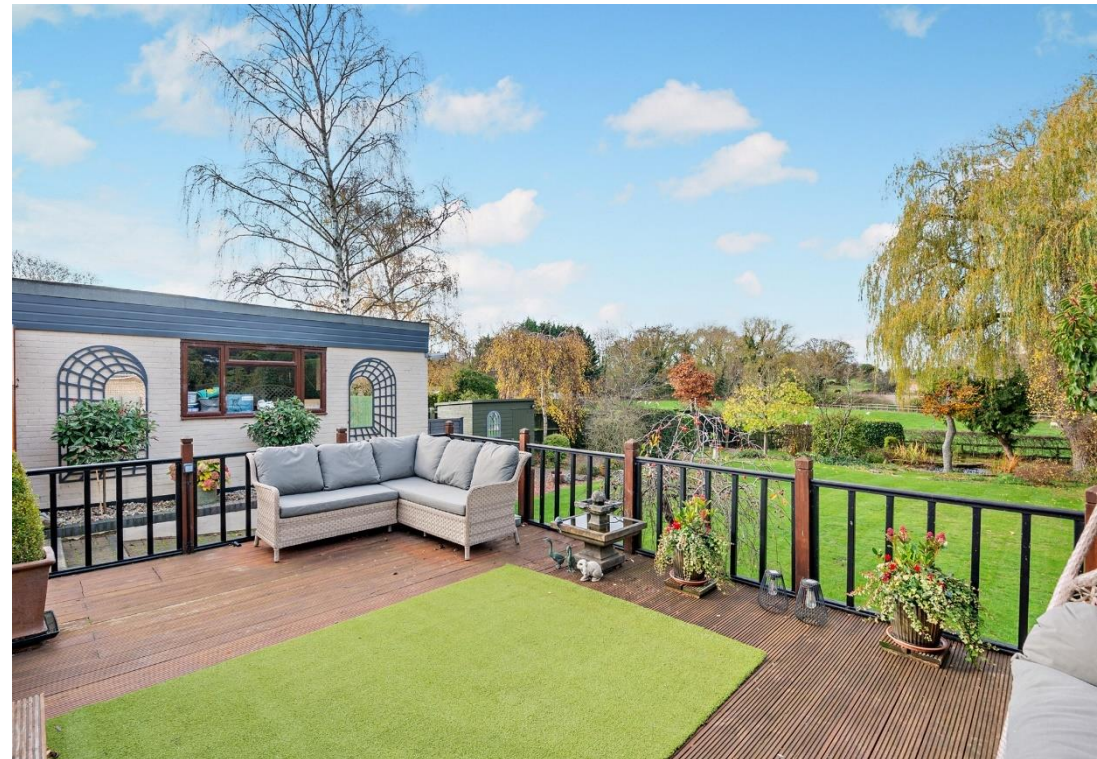
Total = 178 Sq M/1916 Sq Ft



Ground Floor

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.





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