

Orchard House

Water Newton

ORCHARD HOUSE

Old North Road, Water Newton, PE8 6LU

A beautifully appointed stone-built home with extensive accommodation, exceptional gardens and outstanding entertaining space.

A most attractive stone-built residence offering substantial and versatile accommodation arranged over three floors, Orchard House combines impressive proportions with a wonderful connection to the outdoors. Set behind timber gates, the property enjoys a generous plot with extensive gardens, a large driveway and an oversized detached double garage, creating a rare sense of space and privacy.

The gardens are undoubtedly one of the defining features of this exceptional home. Beautifully maintained and thoughtfully designed, they provide a variety of settings to enjoy throughout the seasons, with numerous seating areas, established planting, a productive vegetable garden, orchard, greenhouse and useful garden stores. Whether entertaining family and friends, enjoying outdoor dining or simply appreciating the tranquil surroundings, the gardens offer an enviable lifestyle opportunity.



Step Inside

The accommodation is approached via a welcoming entrance hall, featuring attractive stone flooring and an impressive oak staircase rising through the centre of the home. Two principal reception rooms lead from the hall, including a generous sitting room with dual aspect windows, French doors opening onto a stone terrace and an inviting open fireplace creating a wonderful focal point. The substantial dining room offers excellent proportions and provides an elegant space for formal occasions and family gatherings.







Continuing through the property, the heart of the home is the impressive kitchen, thoughtfully designed for both everyday family life and entertaining. Fitted with an extensive range of wall and floor cabinetry, granite work surfaces and integrated appliances, the kitchen enjoys a lovely connection with the garden through French doors. A practical utility room is positioned directly off the kitchen, with matching cabinetry, space for appliances and additional storage.



Beyond the kitchen is a delightful garden room, providing a versatile space that can be enjoyed throughout the year. With doors and windows opening onto a sheltered outdoor seating area, it creates a seamless transition between the house and garden. An impressive central chimney breast housing a wood-burning stove adds warmth and character, making this a particularly inviting room during the cooler months.





First Floor

The first floor offers a wonderful sense of space, with a particularly generous landing area that provides potential for a home library, study or additional seating area. The principal bedroom suite is a peaceful retreat, benefiting from built-in storage and an attractive en suite bathroom featuring a beautiful roll-top bath. Two further bedrooms on this floor are also well-proportioned and benefit from built-in wardrobes and en suite facilities.





The second floor provides further flexibility, with two additional generous bedrooms, one of which connects to a useful further room currently utilised as a hobbies room. A family bathroom completes this level, making it ideal for guests, older children or extended family requirements.





Step Outside

Externally, the property is approached through timber gates opening onto a substantial driveway, providing ample parking and leading to the impressive detached double garage. The garage offers exceptional space, suitable not only for vehicles but also for storage, hobbies or workshop use.

Orchard House is a wonderful example of a modern stone-built village home, offering generous accommodation, exceptional gardens and a lifestyle rarely available in such a desirable setting.

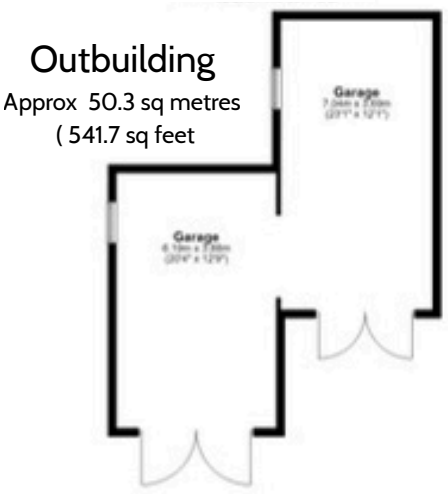






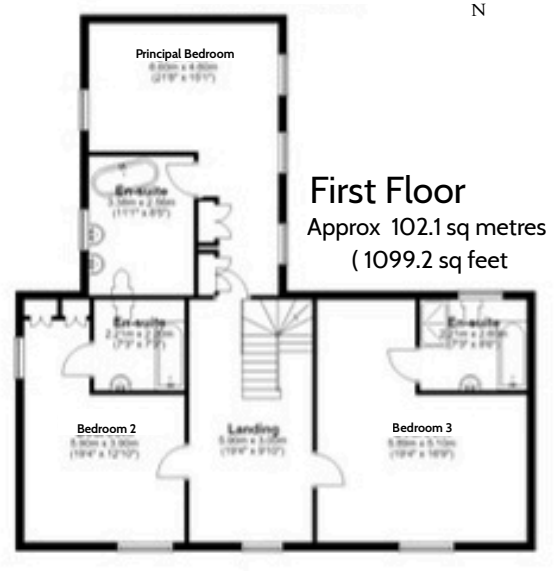


Ground Floor
Approx 136.0 sq metres
(1463.5 sq feet



Outbuilding
Approx 50.3 sq metres
(541.7 sq feet

Main Area : Approx 336.6 sq metres / 3622.8 sq ft
Garage Area : Approx 50.3 sq metres / 541.7 sq ft
Total Area Inc Garage : Approx 386.9 sq metres / 4164.5 sq ft



First Floor
Approx 102.1 sq metres
(1099.2 sq feet



Second Floor
Approx 98.5 sq metres
(1060.1 sq feet

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Finer Details

Local Authority: Huntingdonshire District Council
Council Tax Band: G

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 63 | D
EPC Rating Potential: 65 | D

Services: Mains water, and electric are understood to be connected. The property has gas fired central heating (Calor) none tested by the agent. Drainage – Septic Tank.

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



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