



Hurford

Peterborough Road, Wansford Peterborough Freehold: Guide Price £750,000

# Key Features

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- Generous Sized Character Home
- No Chain
- Landscaped Grounds
- Feature Kitchen /Family Room
- Sought After Village Location

The property enjoys a well-manicured frontage with established borders and the added benefit of off-road parking to the front, creating an attractive and welcoming first impression.

Boasting generously proportioned living accommodation throughout, this versatile family home is centred around a large handmade bespoke feature kitchen diner, forming the true heart of the property. A Wolf Range cooker, matching extractor and steam oven provide professional grade equipment.

In addition, the ground floor offers two further spacious yet cosy reception rooms, ideal for both formal entertaining and everyday living, along with a convenient cloakroom. These and the upstairs rooms benefit from new wool carpets which



provide a luxurious feel.

To the first floor are four well-proportioned bedrooms and a family bathroom with roll top bath, which complement the overall balance and flow of the home and provide comfortable accommodation for families or guests alike. The master bedroom is very spacious and includes an en-suite and dressing room. The next largest bedroom also contains an en-suite bathroom.

The south facing front garden is not overlooked and has a small raised vegetable bed tucked away behind the front wall, it's a lovely place to drink your morning coffee in the sunshine. There is a secure garden shed, which has storage inside for gardening equipment, cycles and other items. A large larch timber deck gives a great view point from which to enjoy the gardens.

The mature landscaped rear garden has been thoughtfully designed with alfresco living and entertaining in mind. A circular outdoor kitchen and barbecue area create an excellent space for outdoor dining, which connects well with the circular dining area a level above it, which provides further flexibility for entertaining or relaxation, all set within a private and well-screened setting.



# Swanshill House, Peterborough Road, Wansford, Peterborough

Approximate Gross Internal Area

Main House = 174 Sq M/1872 Sq Ft

Outbuilding = 24 Sq M/258 Sq Ft

Total = 198 Sq M/2130 Sq Ft



The property benefits from a bespoke garden room which is fully insulated, glazed and heated, approximately 6 metres by 3 metres. It provides a great space for family activities, and could be used as a home office, gym, or additional guest room, when needed.

Set in the heart of the ever-popular village of Wansford, the property is ideally positioned almost equidistant between Peterborough and Stamford, both offering mainline railway stations. Surrounded by rolling countryside, Wansford also benefits from excellent transport links with easy access to the A1 for north-south travel, as well as the A47 providing routes towards the Midlands and Leicester.

Wansford itself is a charming historic village with a river running through it and an excellent range of local amenities, including the renowned Haycock Hotel, two further public houses, a local convenience store, and a village doctor's surgery.

Early viewing is highly recommended. The property is offered with no onward chain.



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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