

Hurfords

Oundle Road, Orton Longueville Freehold Guide Price- £1,000,000

Key Features

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- Character home
- Substantial plot
- Refurbishment project
- Sought after setting
- One off opportunity

Situated in a quiet and highly regarded location close to the picturesque village of Orton Waterville, this substantial stone-built semi-detached residence offers a rare opportunity to acquire a home of genuine character, charm and distinction. Set within approximately one acre of mature grounds, the property is approached via an impressive sweeping gravelled driveway, opening onto extensive established lawns and providing generous off-road parking.

Having been enjoyed as a family home for many years, the property is now ready for its next chapter, offering the incoming purchaser an exciting opportunity to introduce their own style, specification and improvements.
Throughout the house, there remains a wealth of original period detail, including impressive ceiling heights, picture rails, deep skirting boards, panelled doors, graceful archways, a magnificent sweeping staircase, attractive bay windows and a







number of handsome fireplaces. These features combine to create a wonderful sense of character, stature and timeless appeal, whilst the property would undoubtedly benefit from further modernisation and upgrading.

The accommodation flows from the entrance area into a particularly impressive and generously proportioned dining hall, featuring the sweeping staircase which forms a striking focal point. This leads through to three further reception rooms, each enjoying attractive views across the surrounding grounds and offering considerable flexibility for family living, entertaining, formal dining or home working. There is also a kitchen/breakfast and utility area, providing further scope for the discerning purchaser to create a superb contemporary family space. The ground floor also benefits from a downstairs shower room.

To the first floor, the magnificent staircase rises to an extensive landing, which in turn provides access to five well-proportioned bedrooms and the principal bathroom accommodation. The overall proportions and layout offer excellent potential for a substantial family home, with ample opportunity to reconfigure or enhance the existing accommodation to suit individual requirements.
One of the property's greatest attractions is undoubtedly its setting. Enjoying a peaceful position close to Orton Waterville, the property is





Oundle Road, Orton Longueville, Peterborough
Approximate Gross Internal Area
Total (Including Outbuilding) = 3307 SQ FT / 307 SQ M

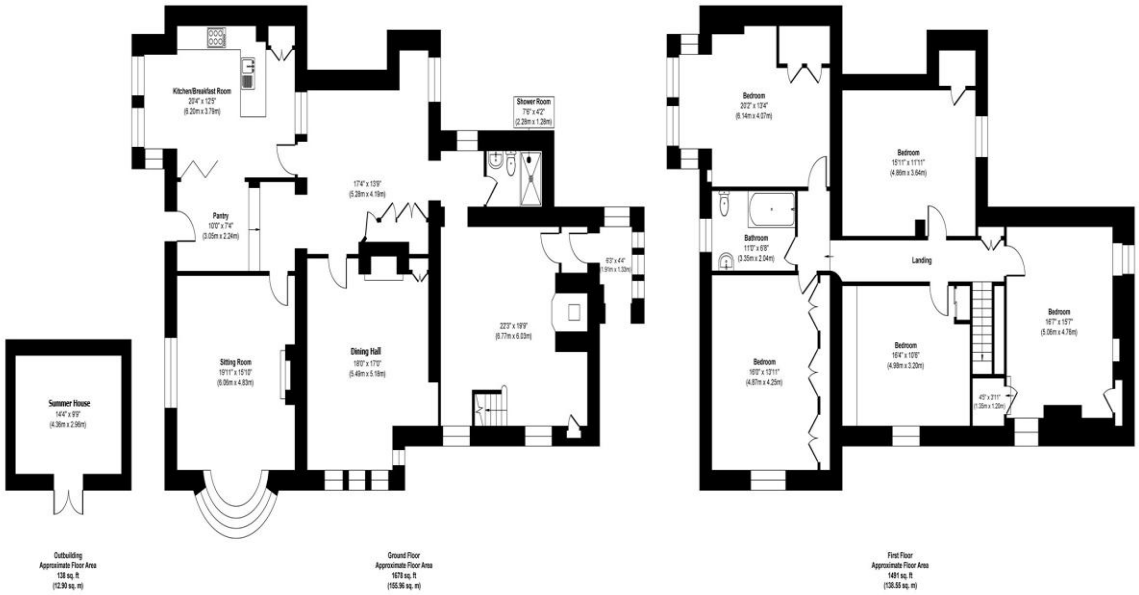


Illustration for identification purposes only, measurements are approximate, not to scale.

ideally placed for access to the popular Ferry Meadows Country Park, whilst Peterborough city centre offers an excellent range of shopping, leisure and recreational facilities, including the Queensgate Shopping Centre. Peterborough railway station provides regular mainline connections to London, with journey times of under 45 minutes, making this an attractive proposition for those requiring convenient commuter links. The surrounding road network also provides access to the A1 and A47.

Properties offering this combination of character, generous proportions, mature grounds and potential are rarely available. An early internal inspection is strongly recommended to fully appreciate the scale, setting and possibilities of this unique home. An exciting renovation and improvement opportunity for the discerning purchaser looking to create something truly special.

- Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead -

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