



The Green, Yaxley Peterborough PE7 3LT

welcome to

The Green, Yaxley Peterborough

We are delighted to offer this unique well-presented detached Georgian home which offers generous accommodation throughout and sits in front of the village green and is within walking distance of great amenities. To the ground floor, you enter via the entrance porch which leads on to the entrance hall, and has doors to the six reception rooms. To the front, there are two reception rooms, one currently used as a lounge and the other a home office, both with working log burners. At the end of the hallway, the dining room is of ample size for entertaining and leads on to the kitchen with a window overlooking the garden. There is also a study which leads into the sunroom, providing additional living space. To the rear of the house, there is a conservatory and utility / boot room. The first-floor landing provides access to all bedrooms and the bathroom, with windows to the front and rear, generating great natural light. All bedrooms are of double size, with the third bedroom having another room off it, currently used as an office but could also be a well-sized walk-in wardrobe. Upstairs, you can also find the family bathroom. Outside, the front of the property offers ample parking for multiple vehicles. The rear is also of generous size, and has a patio area, gravel seating area and covered decking with power which is reinforced to support a hot tub. There is a well-sized lawn with a variety of plants, bushes and trees.





Ground Floor

First Floor

Total floor area 206.2 m² (2,220 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Enclosed Porch

Entrance Hall

Downstairs Wc

Downstairs Bathroom

Home Office

Lounge

Family Room

Dining Room

Kitchen

Utility/Storeroom

Conservatory

Sunroom

First Floor And Landing

Bedroom One

Bedroom Two

Bedroom Three

Office

Bedroom Four

Family Shower Room

Outside The Property

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

welcome to

The Green, Yaxley Peterborough

- Detached Character Property
- Six Reception Rooms
- Four Double Bedrooms
- Two Bathrooms & Downstairs WC
- Generous Garden To The Rear And Ample Parking
- Overlooking The Village Green
- Great Schools & Amenities Nearby
- Village Location With Great Travel Links

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109879



Property Ref:
YXZ109879 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk