

Guntons Road

Newborough, Peterborough, PE6 7RU

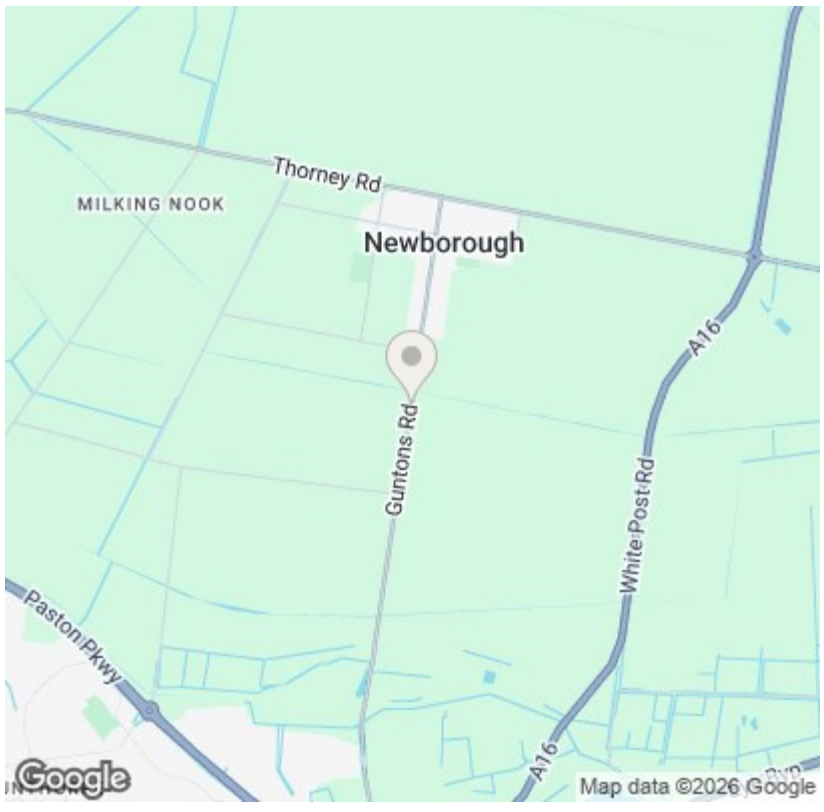
Guide Price £650,000 - Freehold, Tax Band - F

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Floor Plan



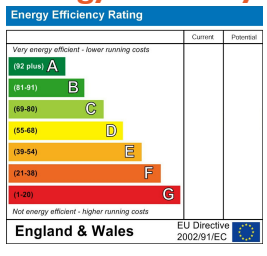
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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RARELY AVAILABLE – APPROX. 1.75 ACRES (STS)

A substantial and versatile detached chalet-style home offering approximately 3,000 sq. ft. of accommodation, set within attractive private grounds with a range of outbuildings. The property provides five bedrooms, three reception rooms, sun room, open-plan kitchen/breakfast room, two en-suites and family bathroom.
Approached via a generous gravel driveway with ample parking and detached double garage, the extensive grounds offer excellent scope for a variety of lifestyle, equestrian, business or development opportunities, subject to planning.
Situated in a desirable semi-rural location on the edge of Newborough, within the Arthur Mellows Village College catchment and with excellent transport links.
An exceptional family home with significant future potential. Probate granted.

AN EXCEPTIONAL AND RARELY AVAILABLE OPPORTUNITY to purchase a highly adaptable detached chalet-style home occupying approximately 1.75 acres of attractive, well-kept gardens and grounds (STS). Extending to around 3,000 sq. ft. of accommodation, together with a selection of useful outbuildings and supporting facilities, this distinctive property offers outstanding potential for redevelopment, business use, equestrian pursuits, or lifestyle-focused projects, subject to the necessary planning permissions.
The spacious accommodation is thoughtfully designed and includes an inviting entrance hall, three versatile reception rooms, a light-filled sun room, and an open-plan kitchen/breakfast area featuring a striking galleried landing overlooking a flexible family space. In addition, there is a utility room, five well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a family bathroom, providing ample space for modern family living.
The property is approached via an extensive gravel driveway, providing generous off-road parking and access to a detached double garage. Surrounding the home are substantial private gardens and grounds, offering a peaceful setting while also presenting considerable scope for future enhancement, redevelopment, or alternative uses.
Situated in a desirable semi-rural location on the edge of Newborough, the property falls within the highly regarded Arthur Mellows Village College catchment area and benefits from excellent transport links, making it attractive to families, developers, and investors alike.
This impressive property combines a substantial family residence with extensive grounds and ancillary buildings, creating a unique opportunity to secure a versatile home with significant future potential in a sought-after and well-connected setting.
Probate has been granted.

Entrance Hall
1.42 x 1.26 (4'7" x 4'1")

Living Room
8.15 x 4.41 (26'8" x 14'5")

Kitchen Breakfast Room
5.25 x 7.67 (17'2" x 25'1")

Hallway
2.55 x 1.13 (8'4" x 3'8")

Bathroom
2.07 x 3.07 (6'9" x 10'0")

Utility Room
3.22 x 4.32 (10'6" x 14'2")

Bedroom Five
2.70 x 3.19 (8'10" x 10'5")

Office
2.57 x 3.15 (8'5" x 10'4")

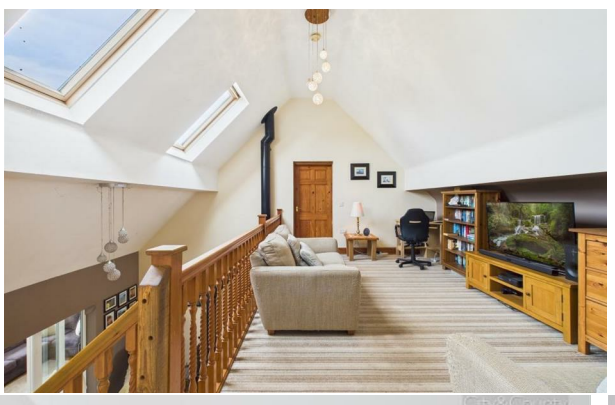
























Sun Lounge
7.53 x 3.40 (24'8" x 11'1")

Bedroom Three
3.94 x 3.08 (12'11" x 10'1")

Bedroom Four
4.06 x 3.06 (13'3" x 10'0")

First Floor

Family Room
5.23 x 3.43 (17'1" x 11'3")

Master Bedroom
7.49 x 3.22 (24'6" x 10'6")

Walk In Wardrobe To Master Bedroom
3.65 x 1.68 (11'11" x 5'6")

En-Suite To Master Bedroom
3.66 x 1.29 (12'0" x 4'2")

Bedroom Two
5.41 x 3.17 (17'8" x 10'4")

En-Suite To Bedroom Two
2.67 x 1.32 (8'9" x 4'3")

Utility Room
1.76 x 1.81 (5'9" x 5'11")

EPC - C
70/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Gated Parking, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any