



Hurfords

Rushton Avenue, Peterborough Freehold

Guide Price- £875,000

Key Features

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- Approximately $\frac{3}{4}$ acre plot
- Large driveway and oversized detached double garage with utilities connected
- Four/Five bedrooms
- Three Versatile Reception Rooms
- Extensive gardens and orchard in a peaceful setting

A Rare Opportunity to Acquire a Truly Unique Detached Bungalow on an Exceptional Plot

Set within approximately three-quarters of an acre of historic orchard dating back to the late 1800s, this unique and substantial detached bungalow is approached via a private, tree-lined avenue. As the largest of an exclusive collection of individually designed bungalows, the property enjoys a peaceful and secluded setting while offering generous accommodation and extensive outdoor space.

Access is gained through traditional five bar gates set between impressive eight-foot brick pillars, leading to a substantial driveway with parking for up to six vehicles. Adjacent to a mature oak tree stands a large oversized double garage, constructed to the same high standard as the main residence, featuring a pitched roof and connected gas, electricity and water supplies.

The grounds are fully enclosed with fenced and gated access to the side and rear, including concealed gates that lead to a block-paved courtyard and the expansive gardens



beyond. The rear garden enjoys a parkland-style setting with extensive lawned areas, mature apple trees, a play fort, an arbour, and a large L-shaped patio adjoining the rear and side of the property. A traditional orchard containing apple, plum and pear trees leads through to a charming "secret garden". The grounds are rich in wildlife, with regular sightings of rabbits, deer, squirrels, woodpeckers and blue jays, creating a tranquil environment ideal for family life.

A full-length glazed porch provides a practical buffer from the elements and allows visitors to be welcomed before entering the home. The main entrance hall leads directly to the principal living spaces and includes a cloak cupboard, cloakroom, separate WC with wash basin, and a well-equipped utility room featuring extensive work surfaces, storage cupboards and shelving.

The spacious living room is exceptionally bright and airy, enjoying a large bay window to the front, additional side windows, and patio doors opening onto the rear garden. A feature fireplace with marble surround and working chimney provides an attractive focal point, while wall-mounted lighting and a thermostatically controlled ceiling fan enhance comfort throughout the year.

The dining room comfortably accommodates an eight-person dining table and chairs. Featuring double entrance doors, a large window overlooking the garden, and a marble-surround fireplace with functional chimney, it currently serves as both a dining room and library.

The large kitchen has plenty of work tops and cupboards, with a breakfast bar and is accessed via double doors and enjoys views over the side garden and orchard through multiple windows. Patio doors provide direct access to an adjoining porch and outdoor entertaining areas.

A wide inner corridor leads to a flexible study, currently suitable as a home office or fifth double bedroom, with a full-length window overlooking the orchard and an external security roller blind.



Rushton Avenue, Werrington, PE4 6GY
Gross Approximate Internal Area
Total (Including Garage) = 2771 Sq Ft / 258 Sq M

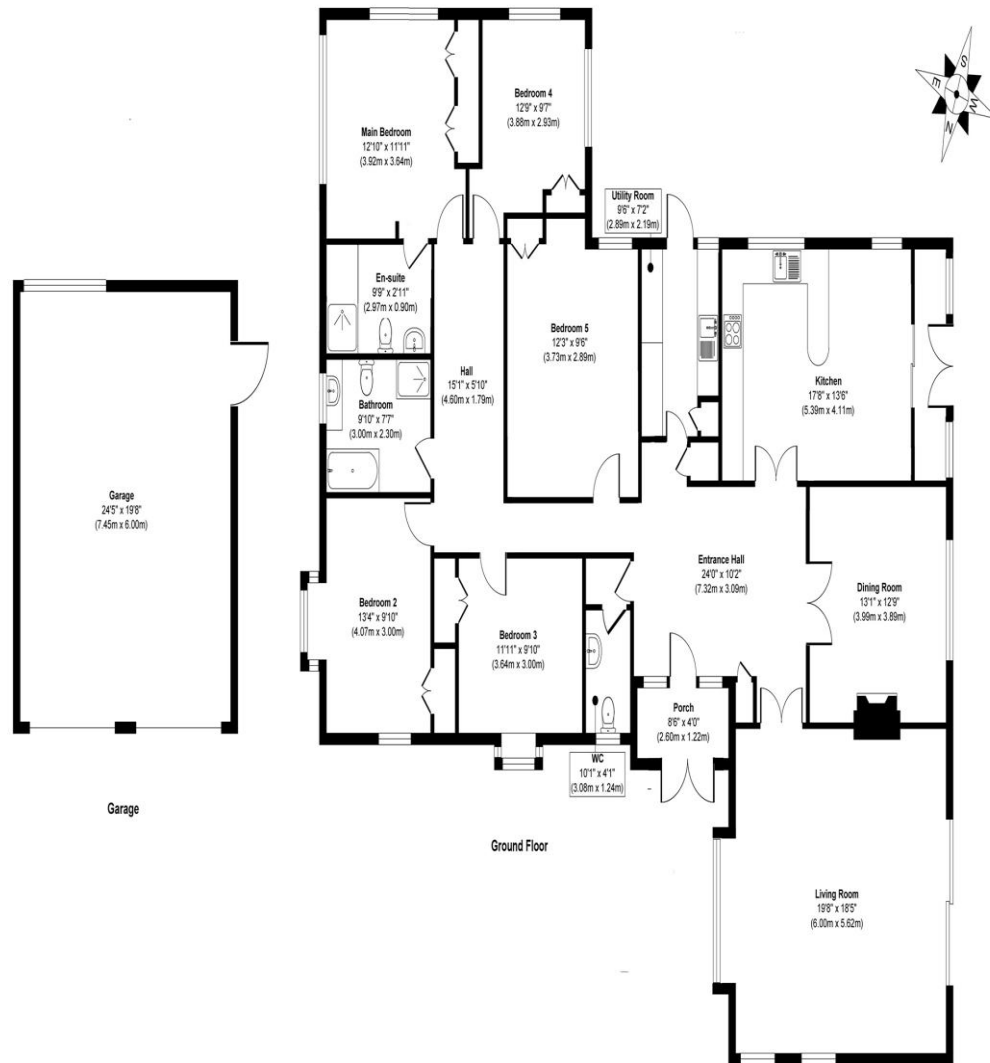


Illustration for identification purposes only, measurements are approximate, not to scale.

A further front-facing reception room or fourth double bedroom benefits from built-in wardrobes and additional storage, offering excellent flexibility for growing families or those requiring dedicated work-from-home space.

A second hall leads to the principal bedroom overlooks the orchard and courtyard area between the house and garage. It features twin built-in wardrobes with additional storage above and between, and comfortably accommodates a king-size bed with ample space for further furniture. The bedroom also benefits from a private en-suite currently being adapted into a wet room, with shower area, WC and wash basin.

The family bathroom is generously proportioned and fully tiled, with a practical square layout incorporating a bath, vanity unit, WC and separate shower.

Two further double bedrooms both benefit from built-in wardrobes. One enjoys views over the orchard and rear patio, while the other features a bay window and additional front-facing window overlooking the front garden.

The bungalow is built using durable engineering brick and concrete block construction, with all internal walls formed from solid concrete blocks, contributing to the property's robustness, insulation and longevity.

- 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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