

# Crown Close

Thorney, Peterborough, PE6 0UA

**Guide Price £720,000 - Freehold, Tax Band - F**

5 3 3 B

## Floor Plan



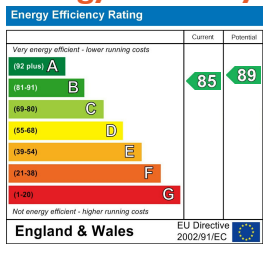

## Area Map




## 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.

# Crown Close

## Thorney, Peterborough, PE6 0UA

Guide Price - £720,000 - £750,000

A prestigious collection of three luxury family dwellings, individually designed and built to exacting standards, with a strong emphasis on quality, craftsmanship and bespoke detailing throughout. Set within a private gated community in the heart of the historic village of Thorney, these exceptional homes offer a rare combination of contemporary luxury, privacy and village living. Each residence has been thoughtfully designed to provide spacious, beautifully appointed family accommodation, complemented by carefully considered finishes and numerous bespoke features. Ideally positioned within easy pedestrian access of the village's local pub and restaurant, shops, schools and GP surgery, the development provides both convenience and a tranquil village setting.

Thorney also falls within the school catchment area for Arthur Mellows Village College, an Ofsted-rated Outstanding secondary school, adding further appeal for families seeking excellent educational provision.

This premium select collection comprises Three Crown Close, Four Crown Close and Blake House, Thorney, PE6 OUB—an exclusive opportunity to acquire a high-quality family home within this sought-after and historic village community.

An exceptional five-bedroom family home, beautifully presented throughout and enviably positioned within an exclusive gated community in the historic village of Thorney. Combining generous proportions, refined interiors and high-quality finishes, this impressive residence offers a superb balance of elegant entertaining space and practical family living across two floors.
At the heart of the home is a stunning open-plan kitchen/breakfast room and family snug, thoughtfully designed for both everyday living and entertaining. The bespoke-feeling kitchen features integrated appliances, a range-style gas oven and herringbone flooring, while a feature log burner creates a warm and inviting focal point. Bi-fold doors open from both the kitchen and snug onto the rear garden, creating a seamless connection between the living and outdoor spaces. The ground floor further benefits from a welcoming panelled entrance hall, spacious sitting room, formal dining room, utility room with excellent storage and a downstairs WC.
Across the upper floor are five impressive double bedrooms, including a luxurious principal suite with walk-in wardrobe, stylish en-suite with his-and-hers sinks and Juliet balcony. The remaining bedrooms are complemented by a beautifully appointed four-piece family bathroom and Jack and Jill en-suite. Underfloor heating to the upper floor provides an additional touch of comfort and luxury. Outside, the beautifully maintained rear garden offers a generous patio and artificial lawn, providing an ideal setting for entertaining and relaxing, with an attractive outlook towards Duke of Bedford Hall. Further enhancing the property is a double garage with twin electric doors, private gated access and electric gates, providing both security and convenience.
The property occupies an enviable position within the historic and highly desirable village of Thorney, whilst also falling within the Arthur Mellows Village College catchment, rated Outstanding by Ofsted —a particularly attractive proposition for families.
A truly impressive family home offering space, style, privacy and exceptional village living. Properties of this calibre within a gated setting are rarely available, and early viewing is highly recommended.

**Entrance Hall**
2.04 x 6.79 (6'8" x 22'3")

**Living Room**
4.63 x 5.08 (15'2" x 16'7")

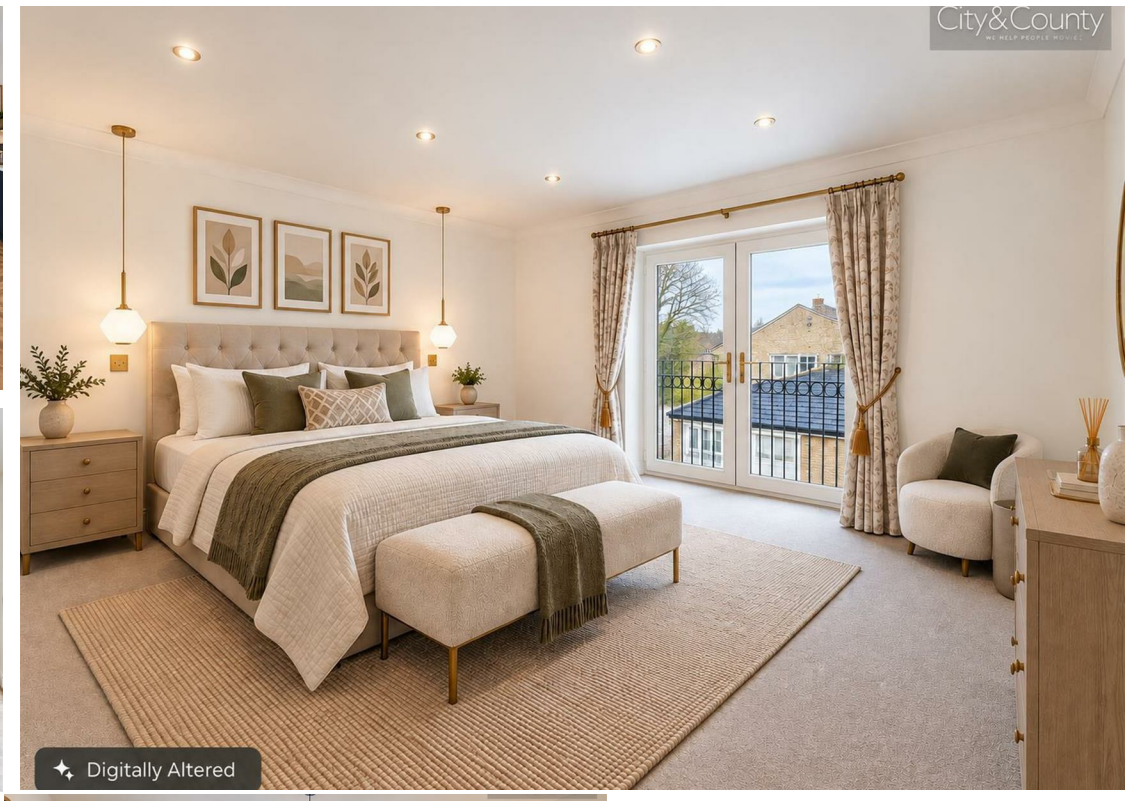




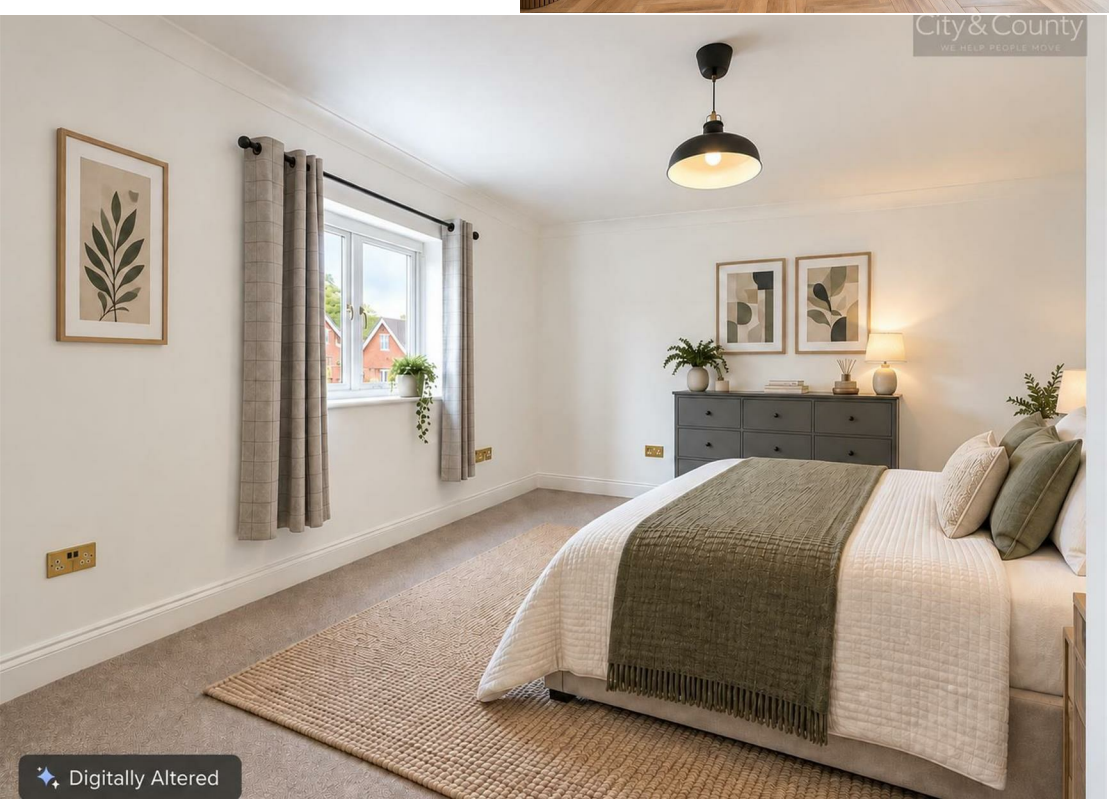


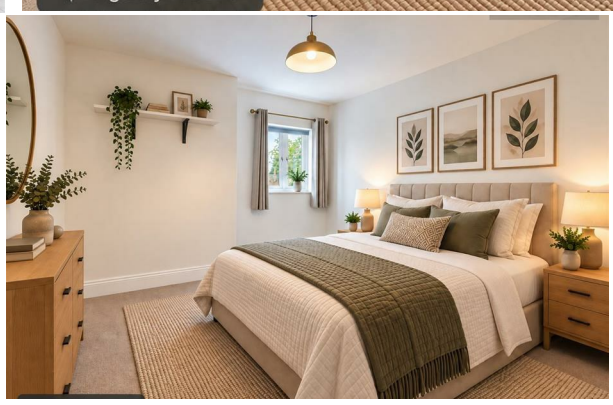


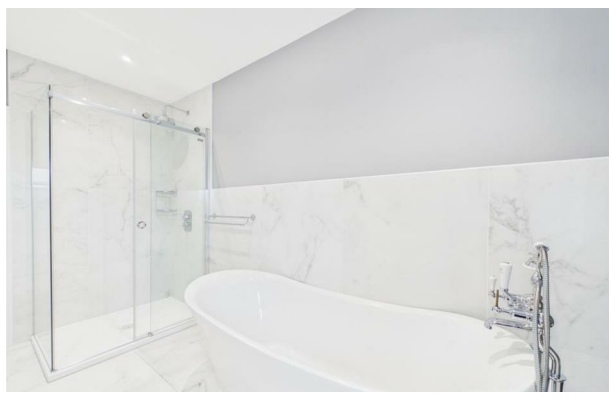















**Dining Room**
4.84 x 4.19 (15'10" x 13'8")

**Utility Room**
4.37 x 2.42 (14'4" x 7'11")

**WC**
2.28 x 1.10 (7'5" x 3'7")

**Kitchen Breakfast Room**
6.25 x 5.04 (20'6" x 16'6")

**Snug**
4.73 x 5.61 (15'6" x 18'4")

**Landing**
2.02 x 8.05 (6'7" x 26'4")

**Master Bedroom**
4.70 x 4.47 (15'5" x 14'7")

**En-Suite To Master Bedroom**
2.60 x 2.21 (8'6" x 7'3")

**Walk In Wardrobe To Master Bedroom**
1.86 x 2.22 (6'1" x 7'3")

**Bedroom Two**
4.83 x 4.19 (15'10" x 13'8")

**Jack And Jill En-Suite To Bedrooms Two And Four**
2.29 x 1.96 (7'6" x 6'5")

**Bedroom Four**
4.52 x 3.17 (14'9" x 10'4")

**Bedroom Three**
4.52 x 3.38 (14'9" x 11'1")

**Bedroom Five**
3.39 x 3.35 (11'1" x 10'11")

**Bathroom**
3.93 x 2.26 (12'10" x 7'4")

**Garage**
6.99 x 5.79 (22'11" x 18'11")

**EPC - B**
85/89

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: 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: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Off Street Parking
Solar Panels: No
Water: Mains