



Hurfords

Willowhayne House, Sutton, Peterborough Freehold £2,250,000

Key Features



- Gated country house
- 10 acres
- Beautifully landscaped gardens
- Paddocks and woodland
- Equestrian potential

A rare opportunity to acquire a substantial country home combining luxury, privacy and beautifully established grounds.

Willow Hayne House is an exceptional gated country residence extending to approximately 7,017 sq ft, set within 10 acres of landscaped gardens, woodland and paddocks. Offering elegant reception rooms, a superb bespoke kitchen, luxurious principal suite, triple garage and outstanding entertaining space, it combines privacy, scale and lifestyle in a remarkable rural setting.

Accessed via electric gates and a sweeping driveway, the house makes an immediate impression with its handsome stone façade and commanding position within the grounds. A grand



reception hall with sweeping staircase provides a fitting introduction to beautifully proportioned accommodation designed for both family living and entertaining.

The principal reception rooms include a magnificent drawing room overlooking the gardens and a formal dining room with marble fireplace. At the heart of the home, the bespoke kitchen and breakfast room features handcrafted cabinetry, a substantial island and stone fireplace, with direct access to the terraces and gardens.

Arranged around a striking galleried landing, the first floor is centred on an impressive principal suite complete with dressing room, luxurious ensuite bathroom and private balcony enjoying views across the estate, ideal for morning coffees. Further generous bedrooms, guest suites, and bathrooms provide extensive accommodation for family and visitors.

The grounds extend to approximately 10 acres and offer an outstanding lifestyle opportunity. Landscaped gardens, expansive terraces, an ornamental lily pond and covered entertaining pavilion create superb outdoor living space, while paddocks and mature woodland provide privacy, recreation and scope for equestrian or country pursuits.



Willowhayne House The Drift PE5 7XA
Approximate Gross Internal Area
Total (including Garage and Outbuildings) = 7017 SQ FT / 652 SQ M

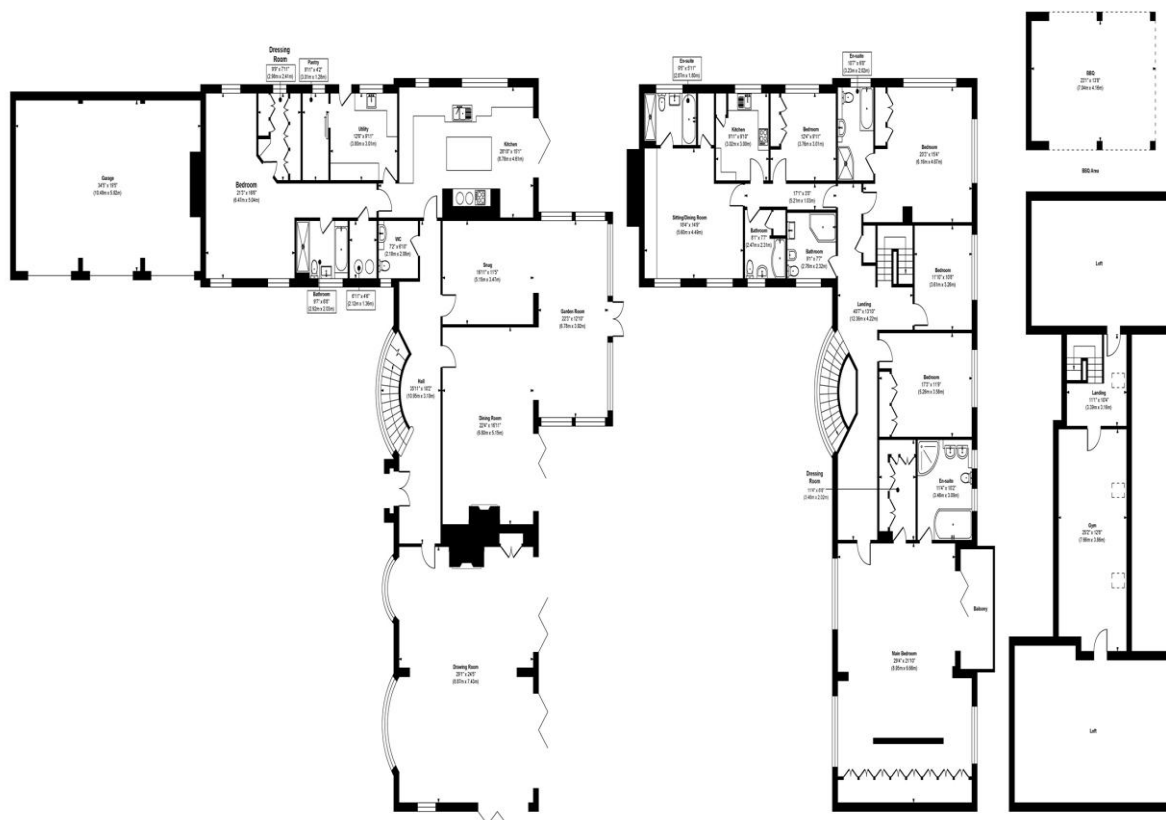


Illustration for identification purposes only, measurements are approximate, not to scale.

- 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 -

Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH,
Cambridgeshire , PE5 7DH

 info@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HUC104570 - 0005

