



# THE PRIORY

CHESTERTON



## Enchanting arrival

Set back behind high stone walls, with St Michael's Church close by, The Priory reveals itself with a quiet sense of enchantment; its Gothic-arched doorway and sheltered approach lending the home an atmosphere of history, privacy and storybook charm.

Lined with tall hedges and mature, specimen trees, where seasonal flowers peep through the lawn beneath, the driveway sweeps round to the electric-gated, stone-pillared entrance.

Parking is plentiful around the manicured turning circle, while beyond, the wisteria-festooned home stands perfectly framed in its immaculate surroundings.



With its neighbouring church, country views and character, The Priory comfortably wears its history outside and in. An 18th century former rectory, with later Victorian Gothic revival-style additions, all carefully maintained over the past two decades to meet the demands of modern life without losing its sense of place.





## Character and comfort

Magnificent Minton tiles, spectacular stained glass and ornate, soaring ceilings set the scene stepping inside, where the Gothic Revival character of The Priory presides. Tall, shuttered windows invite light and garden views at every turn.

Comfort awaits within the drawing room, where decadent, detailed dentil corning dresses the ceiling, a pair of gothic arched windows flood light through and a handsome stone surround with open fire emanates warmth and welcome. Classically elegant, the drawing room invites a slow, refined pace; a space to retired to after dinner, where views of the enchanting walled garden are framed by the windows, fringed in fragrant wisteria.

Garden views feature throughout the rooms, each with its own unique angle and vista. The sitting room offers a separate space to relax and unwind, emulating the elegance of architectural features seen within the drawing room, and again warmed by an open fire, offering family members the opportunity to disperse and follow their own pursuits.

The morning room, with beautiful garden views and a stone surround forming a striking focal point, offers yet another space for reflection and relaxation.

Storage is plentiful in the study, with bespoke fitted units drenched in rich charcoal grey, offering shelving for books and full height cupboard storage for papers. Westerly facing, the lighting is ideal for those working from home, with pleasant views over the formal, parterre-style garden.



# Wine and dine

Balancing the character of The Priory with contemporary comfort, the dining room and family room create a sociable, open-plan living space, while the dining room flows effortlessly into the kitchen, ensuring a natural connection well suited to modern living.

Bespoke, full-height shelving forms a library-style backdrop in the cosy family room, its painted cabinetry bringing both order and quiet character to the room. With verdant views out to the neat curves of box hedging, and a sleek cylindrical log-burning stove emanating warmth, this is a space that naturally draws the family together, from quiet afternoons with a book to cosy evenings by the fire.

Panelling in soft stone shades lends a classic elegance to the dining area, which flows via a pocket door into the impressive Shaker-style kitchen with a high vaulted ceiling adorned with beams, large central island and illuminated cabinetry. Glorious garden views preside from above the double sink.



# Practical places

All the essentials for modern living feature at The Priory, including a laundry room brimming with storage, a cloakroom beside the front door, with storage cubbies, cabinets and cupboards found throughout the home.





## A grand ascent

From the entrance hallway the grand staircase celebrates the ceiling height, rising and turning, bathed in light from the magnificent stained-glass window.

High ceilings prevail once more, while a host of bedrooms, adaptable to a variety of needs, are tucked privately off inner landings.

With its own characterful fireplace, the principal bedroom is a spacious sanctuary, light and bright and served by its own large Japandi-vibe shower room en suite. Warmth emanates from the underfloor heating, which flows through into the spectacularly-sized dressing room, brimming with built-in wardrobe storage and dressed in cheerful sunny shades. Reconnecting to the landing, this could also serve as a separate bedroom, with stunning views out over the garden.

A large bathroom with separate bath and shower serves the guest bedroom, which is nestled beneath a vaulted ceiling and featuring ample fitted storage. Beyond the window, the garden unfolds below, bringing a calm and uplifting start to the day.

Step down into the older part of the home to discover two further double bedrooms, two with en suites (one bath, one shower) and one currently serving as a hobby room. A secondary staircase leads up from the ground floor, via the first floor to reveal a peaceful, private, second floor guest bedroom with built-in wardrobes and en suite shower room.





## Glorious grounds

Nestled on over 1 ¼ acres of immaculately maintained gardens, every turn reveals new colour and fragrance from the rambling wisteria, festooning the south facing walls and the magnificent magnolia in the east facing walled garden.

Crisp gravel and manicured box hedging lends formality to the spring garden, where a quaint folly mirrors the gothic arches of the home itself, and creates the perfect setting for summer soirées.

Meander through the walled garden to the side of the home, resplendent with colour from the peonies, roses and irises, enjoying views back to the home. Paved seating areas can be found throughout the gardens to the east, south and west.

Lush lawn offers ample space for children to play, with the pergola-framed, south-facing terrace overlooking the ornamental reflection ponds – an idyllic spot for entertaining. At the rear, the Crown Pavilion offers shelter, shade and glorious views back down the garden to the home.



A characterful home, light, bright and perfectly private, nestled within tree-lined grounds and sunny gardens, The Priory is a spacious yet warm and welcoming retreat with the flexibility to evolve with the changes that family life brings over time.



# The Finer Details

Freehold  
 Detached  
 18th century with later additions  
 Grade II listed  
 Plot approx. 1.26 acre  
 Oil central heating  
 Mains electricity, water and sewage  
 Fibre broadband  
 Huntingdonshire District Council,  
 tax band G



Basement: approx. 31 sq. metres (333.4 sq. feet)  
 Ground Floor: approx. 266.8 sq. metres (2,871.9 sq. feet)  
 First Floor: approx. 209.7 sq. metres (2,257.4 sq. feet)  
 Second Floor: approx. 24.3 sq. metres (261.7 sq. feet)  
 Total: approx. 531.8 sq. metres (5,724.5 sq. feet)

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# Near and Far

Quiet, compact and deeply rural in feel, Chesterton offers the pleasure of village life in a peaceful setting, with countryside walks, open landscapes and neighbouring villages all close at hand.

Days here can begin with a walk across the fields or around the wider Nene Valley landscape, with Ferry Meadows and Nene Park nearby for lakeside trails, meadows, woodland paths and family time outdoors. The Cuckoo pub in neighbouring Alwalton is also within walking distance.

For a broad choice of shops, restaurants and culture, the historic market towns of Oundle and Stamford are both comfortably accessible, each offering their own distinctive blend of independent boutiques, cafés, restaurants and handsome architecture.

Peterborough meanwhile, provides the practical convenience of city amenities, alongside excellent commuter links. Peterborough Railway Station, with ample parking, offers access to East Coast Mainline services, including direct trains to London taking around 47 minutes. Great Northern trains provide an alternative route into King's Cross, and City Thameslink direct to the City of London and beyond. Access to the A1 is also close by.

Schooling is particularly well-served with independent options including Oundle, Oakham, Stamford, Uppingham and the Peterborough School all within easy reach.

## Local Distances

- Peterborough Railway Station** 5.6 miles (15 minutes)
- Oundle** 7.8 miles (16 minutes)
- Stamford** 11 miles (16 minutes)
- Corby** 18 miles (33 minutes)
- Uppingham** 20 miles (28 minutes)
- Oakham** 22 miles (27 minutes)
- Cambridge** 39 miles (49 minutes)



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