

Ernest Lane

Thorney, Peterborough, PE6 0UB

£825,000 - Freehold, Tax Band - G

5 4 3 B

Floor Plan



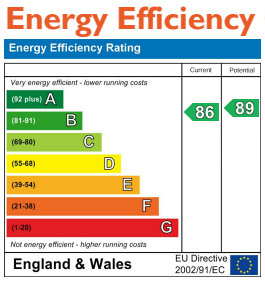
Area Map



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.

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A beautifully designed and bespoke five-bedroom residence built in 2018 extending to approximately 3,627 sq ft, discreetly positioned within a private gated close in the sought-after and historic village setting. This substantial and individually designed home is where the detail matters, created around three enduring principles: Security. Privacy. Quality.

The property provides three reception rooms plus an impressive open-plan kitchen, living and dining area, benefiting from many bespoke and architecturally designed features. Large bi-folding doors open to the rear, providing access to the patio and private west-facing garden, while the striking lantern rooflight floods the dining area with natural light.

There are five bedrooms, two bespoke en-suites, a luxurious four-piece family bathroom, utility room, boot room, downstairs shower room, double garage and private parking. Quality and technology are evident throughout, including underfloor heating to both floors, a concrete staircase incorporating a bespoke balustrade leading to the concrete first-floor galleried landing,
high-performance insulation, integrated Wi-Fi, remotely controlled heating and hot water, CCTV and an intruder alarm.

Security has been carefully integrated throughout, with electrically operated gated access, remotely accessible CCTV, an intruder alarm and a substantial insulated double garage with electric doors, remote fobs and keypad entry. The garage provides secure parking for two vehicles, generous storage and direct access into the utility room.

The secluded west-facing private garden provides a peaceful setting. Technology is seamlessly integrated throughout, with Wi-Fi-controlled heating and hot water, hard-wired internet and TV points to all bedrooms, and a hard-wired Wi-Fi system with a dedicated first-floor booster.

Additional features include loft storage to both roof spaces, external water taps and electricity sockets, plus a double garage and parking for four-plus vehicles.
The property is also within the catchment area for Arthur Mellows Village College, rated Outstanding by Ofsted.

Viewing is advised to fully appreciate this fantastic and unique purchase opportunity.

Entrance Hall
2.94 x 6.20 (9'7" x 20'4")

Boot Room
1.58 x 1.64 (5'2" x 5'4")

Office
2.50 x 4.56 (8'2" x 14'11")

Lounge
3.87 x 6.00 (12'8" x 19'8")

Open Plan Kitchen/Living Area
13.45 x 3.80 (44'1" x 12'5")

Dining Area
5.90 x 3.67 (19'4" x 12'0")

Living Room
3.47 x 5.46 (11'4" x 17'10")

Utility Room
6.57 x 2.33 (21'6" x 7'7")

Shower Room
1.51 x 2.09 (4'11" x 6'10")

Landing
6.47 x 1.34 (21'2" x 4'4")

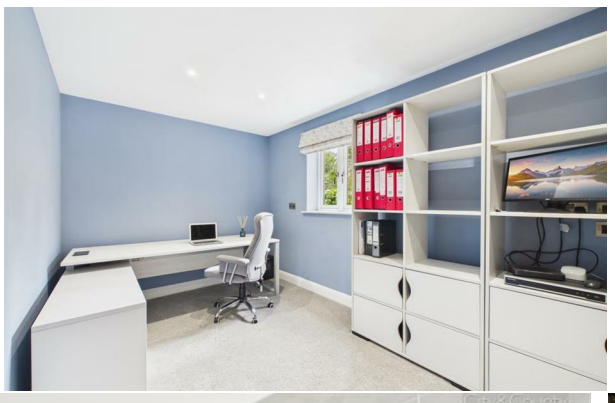
Dressing Area To Master Bedroom
2.33 x 1.53 (7'7" x 5'0")



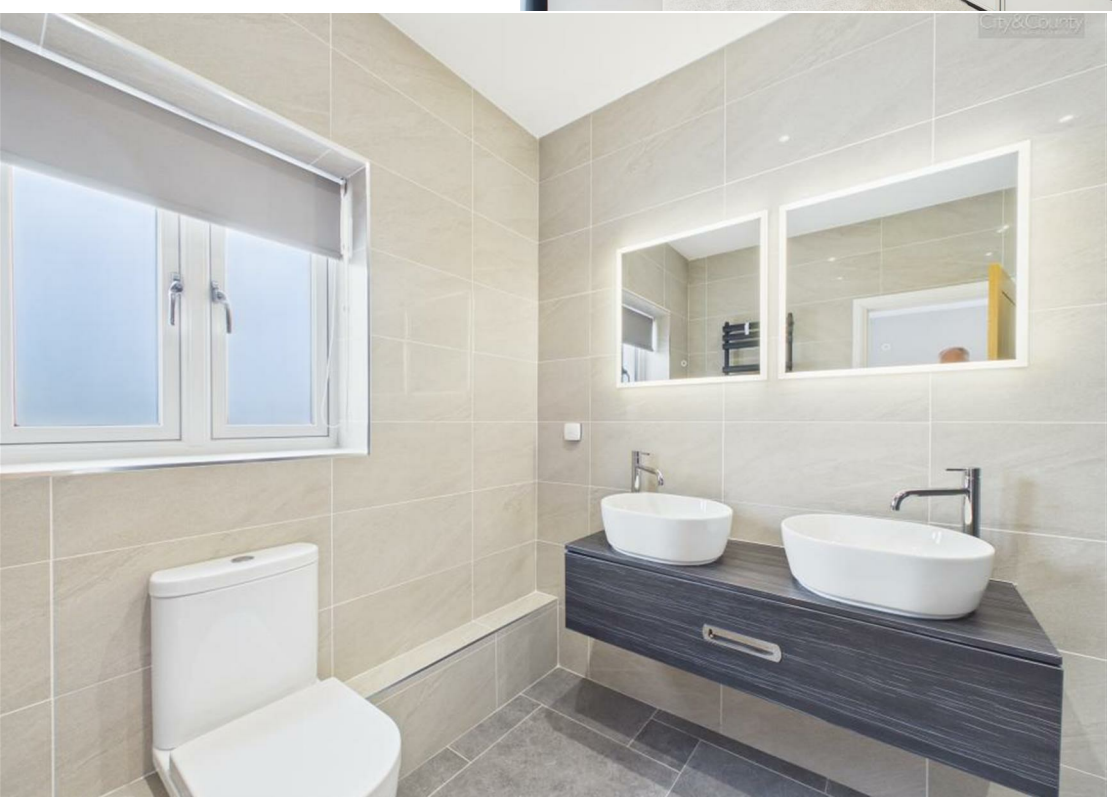




















Master Bedroom
3.58 x 5.50 (11'8" x 18'0")

En-Suite To Master Bedroom
2.16 x 3.08 (7'1" x 10'1")

Bedroom Two
4.57 x 3.04 (14'11" x 9'11")

Bedroom Three
3.86 x 3.59 (12'7" x 11'9")

Jack And Jill En-Suite
1.96 x 1.73 (6'5" x 5'8")

Bedroom Four
4.57 x 3.04 (14'11" x 9'11")

Bathroom
2.64 x 3.56 (8'7" x 11'8")

Bedroom Five
3.45 x 6.14 (11'3" x 20'1")

Garage
5.84 x 5.01 (19'1" x 16'5")

Boiler Room
1.14 x 2.10 (3'8" x 6'10")

EPC - B
86/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: 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: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: Yes
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

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 associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide