



**Connells**

English Drove  
Thorney Peterborough

# English Drove Thorney Peterborough PE6 0TJ

Guide Price  
**£350,000 to £375,000**



## Property Description

Nestled in a picturesque rural setting, this charming three-bedroom semi-detached home enjoys absolutely stunning open views across surrounding farmland, offering a peaceful countryside lifestyle while providing versatile & well-appointed accommodation.

The property boasts a thoughtfully designed interior with a range of unique architectural features, including striking roof lanterns & skylights that flood the living spaces with natural light, creating a bright & airy atmosphere throughout. The flexible layout includes a comfortable lounge, open plan kitchen/breakfast/dining room which leads into the garden room/area, utility with fully functioning dog wash, family bathroom, three bedrooms, one of which is conveniently located on the ground floor & benefits from its own private ensuite-ideal for guests, multi-generational living, or those seeking single-level sleeping facilities.

Externally, the property continues to impress. There is ample off-road parking for multiple vehicles, along with a generous garden space perfect for outdoor relaxation & entertaining. For those with a passion for gardening or outdoor projects, the property also features a dedicated allotment area, a potting shed, & no fewer than two workshops, offering exceptional space for hobbies, storage, or business use.

Combining rural tranquillity with practical living & a wealth of distinctive features, this unique home provides an exceptional opportunity to enjoy countryside living at its finest.

## Entrance Hall

Patterned, half glazed UPVC door into the entrance. Solid Oak wood flooring, staircase to the first floor landing, decorative beamed ceiling with LED lighting and doors off onto lounge and bedroom two.

## Bedroom Two

Decorative panel wall, open fitted wardrobes, smooth ceiling, UPVC double glazed window to the front and door through an en-suite.

## En-Suite

Comprising of a three piece suite to include a walk in shower cubicle fitted with a Mira electric shower, a wash hand basin with mixer tap and set within a vanity unit, plus a WC with dual flush. Dado rail, smooth ceiling with loft access and a patterned UPVC double glazed window to the front.

## Lounge

Laminate flooring, TV point, log burner with tiled hearth and feature surround, coving to smooth ceiling, full length UPVC double glazed window to the side and decorative archway through to the kitchen/breakfast/dining room and the garden room.

## Kitchen/Breakfast/Dining Area

Comprising a range of matching wall and base level units, granite worktop with drainer and copper sink with mixer tap over (instant hot water tap). Built in Zanussi oven, grill with matching Zanussi microwave convection oven, four ring induction hob with extractor hood above and AEG dishwasher. Breakfast bar area with matching granite worktop, vaulted ceiling with skylights, plus a roof lantern with LED lighting and two UPVC double glazed windows to the side, UPVC French doors into the garden and walkway through to the garden room.

## Garden Room

Twin aspect UPVC windows overlooking the garden and with open views. Multi fuel stove with patterned base and hearth, roof lantern with LED lighting and a three quarter glazed door through to the utility.

## Utility

Comprising a range of matching wall and base level units, two glass fronted display units. Laminate flooring, dog wash station with shower, plumbing for washing machine, smooth ceiling with recess lighting and a fully glazed UPVC door leading to the rear garden.

## First Floor Landing

Coving to textured ceiling with loft access and doors off onto bedrooms one, three and bathroom.

## Bedroom One

Picture rail, coving to smooth ceiling, double doors into storage cupboard (over stairwell) and two UPVC double glazed windows to the front.

## Bedroom Three

Two oversized mirror fronted sliding doors into fitted wardrobes and double doors into additional fitted wardrobe (with hanging rail and shelving), Coving to smooth ceiling with ceiling centre rose and UPVC double glazed window to the side.

## Bathroom

Fully tiled and with paneling to the bath area and comprising of a three piece suite to include a corner bath with mains fed shower over and shower rail, a wash hand basin with taps over and WC. Heated towel rail, double doors into airing cupboard (with slated shelving), smooth ceiling and UPVC double glazed windows to the rear with views of open farmland.

## Outside

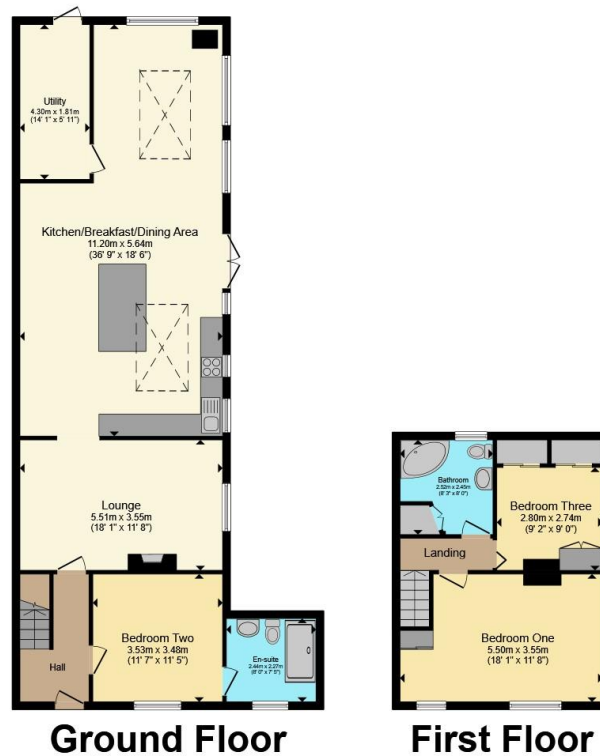
The front of the property features an extensive gravel driveway, offering off-road parking for several vehicles, along with an electric car charger and mature, well-established planting. There is a timber-built outbuilding, a block-paved pathway leading to the front door with a storm canopy porch, and gated access to the rear garden.

The rear garden is mainly laid to lawn and complemented by mature, well-established planted borders. It features an extensive block-paved patio area with a stone-built barbecue, ideal for outdoor entertaining. There is also an outbuilding that could be used as a workshop or gym, along with a potting shed that leads through to the allotment area. The garden enjoys stunning views across the surrounding countryside.









Total floor area 146.6 m<sup>2</sup> (1,578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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