

4 Manor Road, Sutton

In Excess of £800,000

NEWTON FALLOWELL

4 Manor Road

Sutton, Peterborough

Substantial Six-Bedroom Family Home with Expansive Gardens and Far-Reaching Field Views

Set back behind a generous frontage in the desirable village of Sutton, this impressive six-bedroom detached residence offers 4,829 sq ft of versatile living space, thoughtfully extended and offers a great scope for a beautiful family home with the right vision. Boasting a generous well-maintained garden the property provides an idyllic semi-rural lifestyle while remaining within easy reach of Stamford, Bourne, and Peterborough.

A spacious gravel driveway provides ample off-road parking, while the property's handsome stone exterior and countryside backdrop instantly set the tone for the quality within.

Step inside via a welcoming entrance hall and discover a flexible layout perfectly suited for modern family living. The striking areas of the home are the open-plan kitchen featuring a central island, the large living room with vaulted ceilings, and extensive glazing that floods the room with natural light. A separate, cosy dining area with log burner and French doors provides a relaxing retreat, complemented by an additional family room or snug.

There are five well-proportioned bedrooms include a generous principal suite complete with dressing area and en-suite shower room, while the remaining rooms are served by a modern family bathroom.

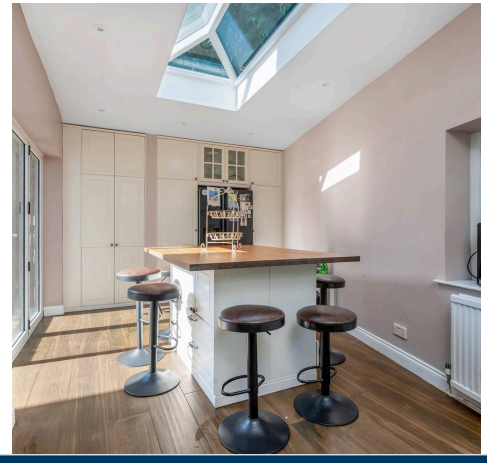
The substantial garden wraps around the property, offering a high degree of privacy with established planting, large patio areas, and uninterrupted views over paddocks. Whether you're entertaining, gardening, or simply relaxing, this outdoor space is truly exceptional.

Two Self-Contained Annexes















Kitchen
20' 9" x 20' 3" (6.33m x 6.18m)

Study
12' 11" x 10' 5" (3.94m x 3.17m)

Dining Room
18' 5" x 14' 0" (5.62m x 4.27m)

Lounge
30' 9" x 21' 10" (9.37m x 6.66m)

Bedroom four
15' 11" x 11' 9" (4.86m x 3.59m)

Bedroom Five
14' 10" x 8' 10" (4.52m x 2.70m)

Bedroom Six
11' 5" x 9' 11" (3.49m x 3.03m)

Family Room
16' 2" x 9' 11" (4.93m x 3.03m)

Bedroom one
18' 7" x 12' 4" (5.66m x 3.76m)

Bedroom two
14' 0" x 11' 10" (4.26m x 3.60m)

Walk in wardrobe / Games room
19' 8" x 9' 8" (5.99m x 2.95m)

Annex One

Lounge
16' 8" x 16' 3" (5.07m x 4.95m)

Kitchen
11' 2" x 6' 4" (3.40m x 1.92m)

Bedroom
12' 10" x 12' 3" (3.91m x 3.73m)

Utility room
6' 4" x 5' 10" (1.93m x 1.79m)

Annex Two

Reception Room
16' 9" x 12' 8" (5.10m x 3.86m)

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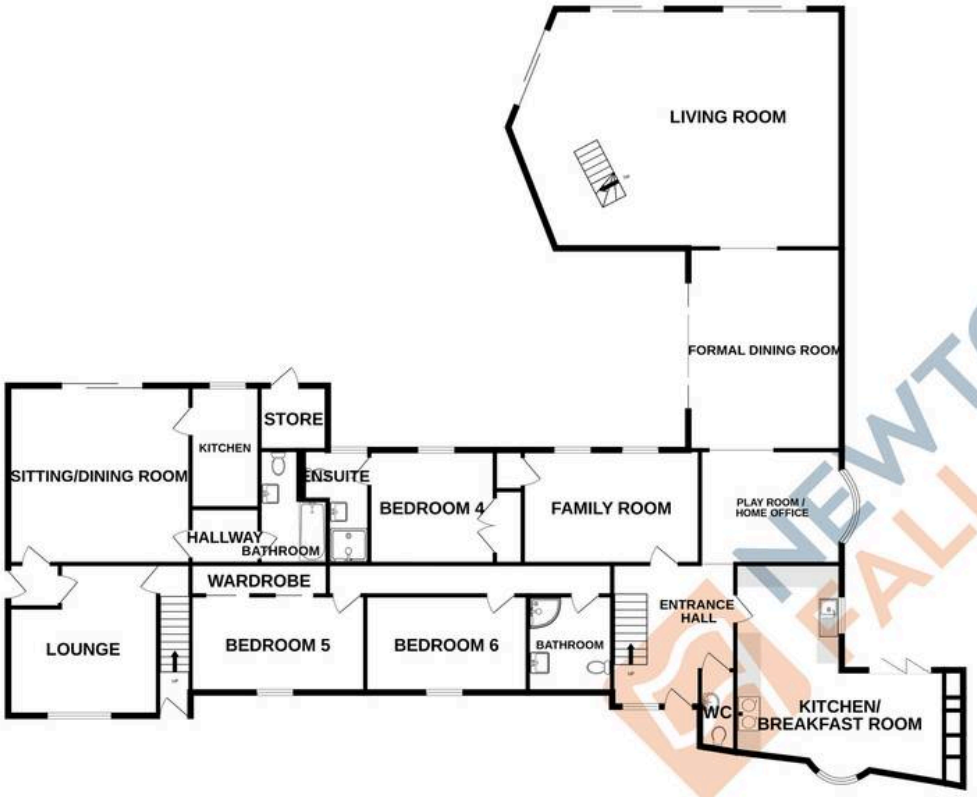
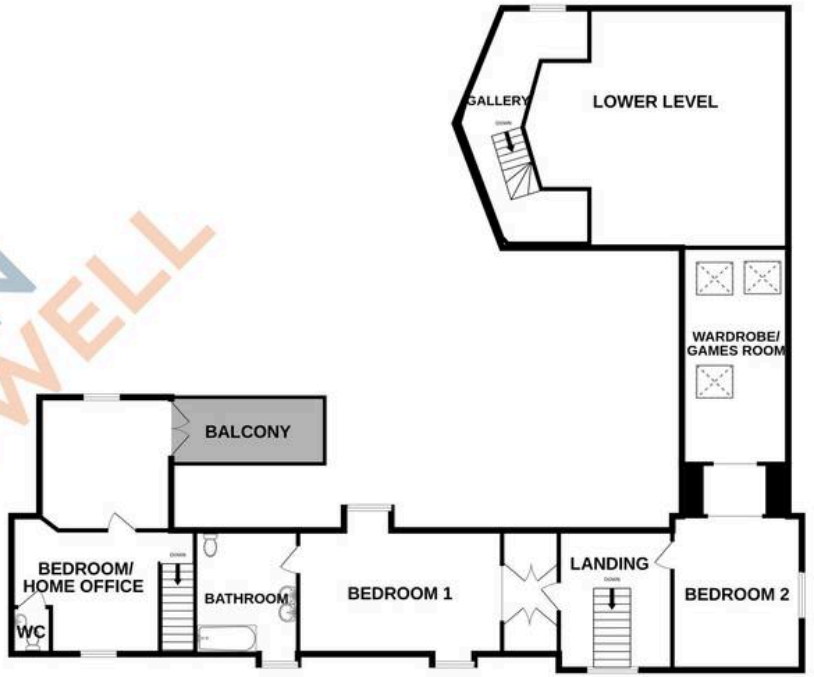
DRIVEWAY

6 Parking Spaces

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4829sq.ft. (448.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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