

3 CHURCH VIEW

ORTON LONGUEVILLE



A morning coffee overlooking the church, lunch spilling out onto the terrace and an evening with friends across the garden in the summer house. At No. 3 Church View, there is plenty of scope to make the most of time at home.

Set behind private gates within around 0.4 acres of grounds, this five-bedroom home offers approximately 4,000 sq ft of accommodation. A substantial summer house provides a further 1,000 sq ft for exercise, entertaining and relaxation.

With the church opposite and a cricket pitch behind, the outlook is as much a part of its appeal as the space within.





A SENSE OF ARRIVAL

Black iron gates slide open onto a golden gravel driveway, with plentiful parking alongside the double garage. An oak porch shelters the entrance, where your eye is drawn through the hallway and open kitchen doors to the garden beyond.

Marble flooring warmed by underfloor heating, a striking mirror and neatly concealed storage create a bright, welcoming introduction.

"We love coming through the front door and seeing straight through the open kitchen doors to the back garden."

WINE AND DINE

From weekday breakfasts to evenings with friends, the kitchen and family room is where everyone naturally gathers. Soft taupe cabinetry frames the cooking area, while a seven-seater breakfast bar keeps guests close without crowding the cook.

An oven wall, coffee machine, induction hob and instant boiling-water tap make entertaining easy, with sound-insulated appliances and ceiling speakers adding thoughtful touches.

Beyond, light wells above the broad bi-fold doors brighten the dining and seating areas. Fold back the doors on warm days and let lunch drift onto the terrace, with children playing on the lawn and no hurry to clear the table.



SPACE TO UNWIND

Sliding pocket doors connect the dual-aspect sitting room with the kitchen, opening the spaces together for company or closing for quieter evenings. Fitted bookshelves create an inviting library corner beside the garden, with bi-fold doors leading outside.

Elsewhere, the separate television room is ready for film nights, an afternoon watching sport or teenagers spending time with friends. Built-in speakers, concealed cabling and garden access make it equally suited to relaxed evenings and summer gatherings.









A DIFFERENT OUTLOOK

The study enjoys a view towards the church, giving working days a pleasing backdrop. Fitted desks and cabinetry keep everything organised, with a door to close on work when the day is done.

PRACTICAL PLACES

A generous laundry with garden access keeps household tasks out of the main living spaces. Two ground-floor cloakrooms and extensive storage add everyday convenience.

The oversized double garage has internal access, heating, a tiled floor and a DuraTrax wall storage system, providing useful space for tools, hobbies and sports equipment.

AND SO TO BED

An oak-balustraded staircase leads to a landing window seat framing the church, a lovely place to pause before the day begins.

The principal suite is impressive in scale, comfortably accommodating an emperor bed alongside extensive fitted furniture. A Juliet balcony overlooks the garden and cricket pitch, while the en suite offers a walk-in shower and twin basins.

Guests have their own suite with church views, a walk-in wardrobe and an en suite shower room. Three further double bedrooms, each with fitted wardrobes, share the family bathroom.

















GARDENS AND GROUNDS

Opening from several living spaces, the broad terrace provides room for outdoor dining and comfortable seating, ready for weekend breakfasts and evenings with friends.

Beyond, a generous lawn is framed by mature trees and planting, with a paved pathway leading around the garden. Find a sunny spot or settle beneath the trees when shade is welcome. After sunset, illuminated pathways and borders invite you to linger outside.







A SUMMER HOUSE FOR EVERY SEASON

Across the lawn, the brick-built summer house offers approximately 1,000 sq ft, currently arranged as a gym and separate panelled living and entertaining room.

Begin the morning with a workout just a stroll from the back door or gather friends here while the main house remains peaceful. Bi-fold doors look back across the garden, while underfloor heating powered by an air source heat pump and air conditioning make this a space to enjoy throughout the year.

THE FINER DETAILS

Freehold
Detached
Built 1960s
Conservation area
Plot approx. 0.4 acre
Gas central heating
Mains electricity, water and sewage

Wet underfloor heating to the main home
Underfloor heating powered by an air source heat pump to the summer house and gym
Full fibre broadband
Peterborough City Council, tax band F
EPC rating C

Ground Floor: approx. 285.9 sq. metres (3,077.8 sq. feet)
First Floor: approx. 134.6 sq. metres (1,448.9 sq. feet)
Total: approx. 420.5 sq. metres (4,526.7 sq. feet)



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OUT AND ABOUT

With its medieval church and historic stone buildings, Orton Longueville retains a village atmosphere within easy reach of Peterborough. Holy Trinity Church opposite and the cricket pitch behind give No. 3 Church View a particularly pleasing setting.

Orton Hall Hotel and Spa is close by for a little relaxation, while the Ramblewood Inn around the corner makes meeting friends for supper an easy pleasure.

For time outdoors, nearby Nene Park offers riverside paths and cycle routes, with the lakes, meadows and woodland of Ferry Meadows providing plenty of reasons to head out for a weekend walk or family afternoon exploring. Peterborough adds shopping, restaurants and the magnificent cathedral, alongside excellent railway connections. Direct services to London King's Cross take around 50 minutes, keeping days in the capital comfortably within reach.

LOCAL DISTANCES

Peterborough Railway Station 3.3 miles (8 minutes)
Oundle 11 miles (18 minutes)
Stamford 14 miles (20 minutes)
Huntingdon 19 miles (24 minutes)







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