



Hurfords

Cherry Orton Road, Peterborough Freehold Offers in the Region of £600,000

# Key Features



- Extended Grade 2 Listed Cottage
- Landscaped Grounds
- Generous Off Road Parking
- Tranquil Setting
- Sought After Location

With origins in a village that can be traced back to the Anglo-Saxon era, the surrounding area boasts a rich tapestry of architectural styles, from period listed buildings to thoughtfully designed modern homes, creating a mature and highly desirable residential setting.

Perfectly positioned, the property provides easy access to the popular Ferry Meadows Country Park, while also being conveniently located for Peterborough city centre. Excellent transport links include direct rail services to London in under an hour, as well as swift connections to the A1 road and A47 road, alongside Peterborough's comprehensive parkway system, making commuting and travel straightforward.



This stylish home has been meticulously upgraded, refurbished, and extended by the current owners to an exceptional standard, seamlessly blending period charm with modern living. The expansive accommodation is arranged over two levels and briefly comprises four generously sized bedrooms and two bathrooms. The principal bedroom is a standout feature, boasting a striking vaulted ceiling, while the main lounge also enjoys a vaulted ceiling, creating a wonderful sense of space and light.

At the heart of the home is a contemporary, bespoke kitchen/breakfast room, thoughtfully designed to complement the character of the property while offering modern convenience. Two substantial reception rooms provide versatile living and entertaining space, ideal for both family life and hosting guests.

Externally, the property continues to impress with beautifully landscaped and extensive grounds, featuring a water feature, patio areas, and carefully designed planting that enhances the sense of tranquillity. A timber outbuilding offers excellent additional storage or potential for a home office, separate from the main living accommodation.

Further benefits include a double garage and secure off-road parking for multiple vehicles.



# Cherry Orton Rd, Peterborough, PE2 5EQ

Approximate Gross Internal Area

Main house = 1,578.8 sq.ft. (146.89 sq.m.)

Garage/Outbuildings = 473.2 sq.ft. (43.96 sq.m.)

Total = 2052 sq.ft. (190.85 sq.m.)



Illustration for identification purposes only, measurements are approximate, not to scale.

Offering peace, privacy, and a true village lifestyle, this home is a quiet oasis within an already tranquil setting. Properties of this calibre are rarely available, and an early internal viewing is highly recommended to fully appreciate all that is on offer.

# Selling your property?

Contact us to arrange a FREE home valuation.

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