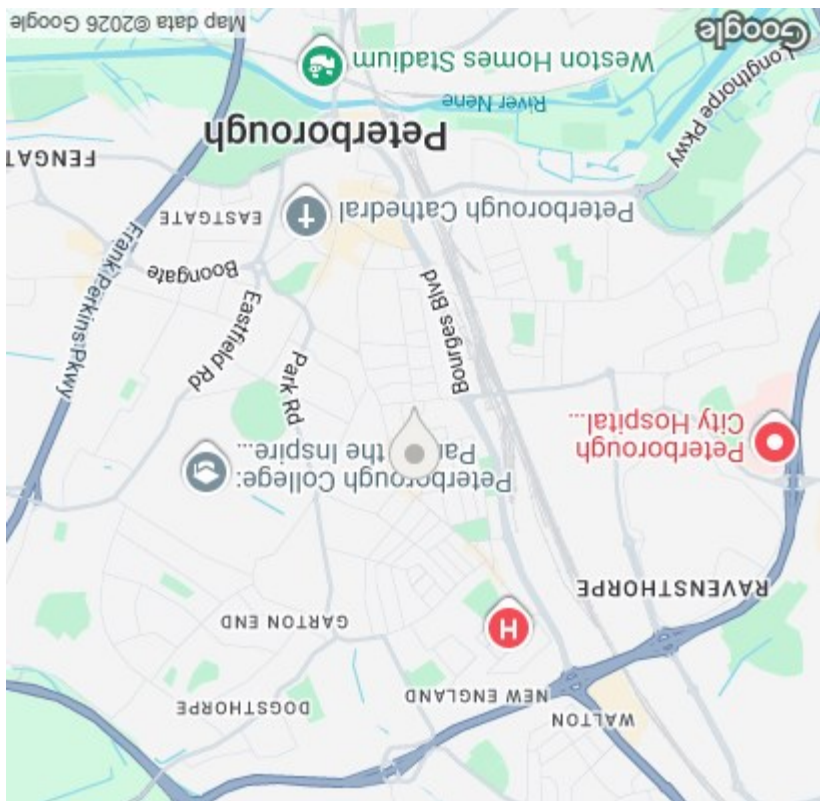


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 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 licensing 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.

Energy Efficiency Rating	
Current	Minimum
A (79-91)	A (79-91)
B (69-78)	B (69-78)
C (59-68)	C (59-68)
D (49-58)	D (49-58)
E (39-48)	E (39-48)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

Energy Efficiency Rating - Higher energy costs
 The energy efficient - lower energy costs
 EU Directive 2002/91/EC

Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Taverners Road

Peterborough, PE1 2JW

Set on a generous plot behind double wrought iron gates on Taverners Road in Peterborough, this impressive detached former Vicarage combines timeless period charm with versatile living space, ideally located close to the City Centre. Retaining a wealth of original features throughout, the property offers multiple reception rooms, a spacious kitchen breakfast room, and flexible accommodation that has previously suited multi-generational living, all complemented by mature gardens, a large driveway, and a detached garage.

Set behind elegant double wrought iron gates on a generous plot, this stunning detached former Vicarage on Taverners Road in Peterborough offers an exceptional blend of character, space, and convenience, all within easy reach of the City Centre. A welcoming entrance porch leads into a spacious hallway where the Minton floor tiles immediately set the tone for the home's rich period charm. From here, the ground floor unfolds beautifully, beginning with a well-proportioned reception room to the front, featuring a bay window that fills the space with natural light, while a second reception room provides a versatile area ideal for formal dining or additional living space. A third reception room to the rear offers a more private setting, perfect as a family room or study, and connects seamlessly with the rest of the home. The kitchen breakfast room is thoughtfully arranged for both everyday living and entertaining, with easy access to a useful utility room, while a separate sauna and adjoining shower room provide practical facilities for day-to-day use. To the rear, the impressive garden room creates a bright and tranquil space overlooking the mature gardens, offering year-round enjoyment and a strong connection to the outdoors. The property has previously been used for multi-generational family living, which is reflected in its flexible and adaptable layout. Upstairs, the first floor continues to impress with a spacious landing leading to four well-appointed bedrooms, including a generous master bedroom with a charming bay window, alongside two further bedrooms and a fourth room which is currently set up as a kitchen, offering excellent potential to be easily reinstated as a bedroom if desired. A family bathroom serves this level, complemented by an additional WC for added convenience. Externally, the property benefits from a detached garage with an adjoining storage room, while the expansive driveway provides ample off-road parking. The mature rear gardens offer a high degree of privacy and are beautifully established, making them ideal for relaxation or entertaining. Additionally, there are a selection of storage and potting sheds providing ample storage space. Altogether, this remarkable home showcases an abundance of original features and timeless character, perfectly balanced with practical living spaces, making it a rare and desirable opportunity in a sought-after location.

Entrance Porch
1.56 x 1.41 (5'1" x 4'7")

Hallway

Entrance Hall
1.78 x 6.37 (5'10" x 20'10")

Reception Room One
3.71 x 3.94 (12'2" x 12'11")

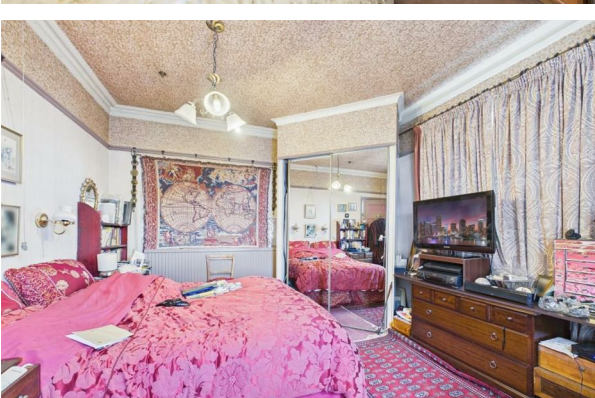
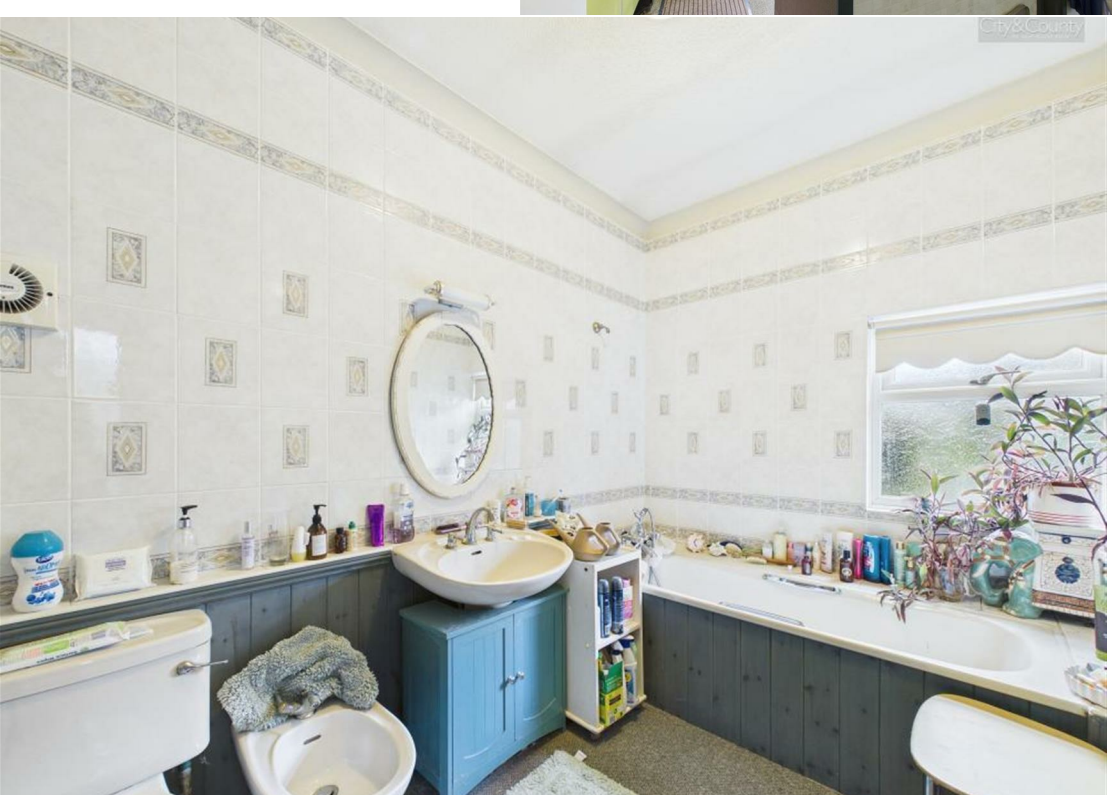
Reception Room Two
3.94 x 3.06 (12'11" x 10'0")

Reception Room Three
3.53 x 4.21 (11'6" x 13'9")

Kitchen Breakfast Room
3.97 x 3.03 (13'0" x 9'11")

Sauna
1.61 x 1.24 (5'3" x 4'0")

Hallway



- Shower Room**
1.76 x 0.87 (5'9" x 2'10")
- Hallway**
0.90 x 1.66 (2'11" x 5'5")
- Bathroom**
2.08 x 3.18 (6'9" x 10'5")
- Utility Room**
0.89 x 1.46 (2'11" x 4'9")
- Garden Room**
4.71 x 2.90 (15'5" x 9'6")
- Landing**
1.81 x 7.21 (5'11" x 23'7")
- Master Bedroom**
3.97 x 3.95 (13'0" x 12'11")
- Bedroom Two**
3.62 x 4.24 (11'10" x 13'10")
- Bedroom Three**
3.97 x 3.58 (13'0" x 11'8")
- WC**
0.79 x 1.84 (2'7" x 6'0")
- Bathroom**
1.78 x 2.44 (5'10" x 8'0")
- Bedroom Four/Kitchen**
3.36 x 3.26 (11'0" x 10'8")
- Garage**
2.79 x 4.79 (9'1" x 15'8")
- Storage Room**
1.63 x 4.02 (5'4" x 13'2")
- EPC - D**
60/79
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION
 Construction: Standard
 Accessibility / Adaptations: Wheelchair Accessible
 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: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Single Garage, Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttp
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

