



MILL DROVE, Bourne, PE10
FOR SALE

Guide Price
£550,000 - £600,000



Council Tax Band: C **Tenure:** Freehold **Property Type:** Detached House

Bedrooms: 5 **Bathrooms:** 3 **Receptions:** 5

Welcome to Mill Drove, Bourne! This truly impressive detached home spans a generous 2,482 sq ft and boasts five spacious bedrooms and five versatile reception rooms, all nestled in one of the area's most desirable locations. This property is all about space and flexibility, featuring a lovely south-facing garden, a large driveway, and a garage, plus fantastic potential for a self-contained annexe.

Thoughtfully set back from the road and framed by mature hedging, this residence offers a wonderful sense of privacy and tranquillity. The expansive gravel driveway provides plenty of parking, complemented by an integral garage with power and overhead storage.

Step through the inviting porch, where a striking gable window and charming patterned tiled flooring immediately greet you with bright, contemporary elegance. The main entrance, with its sophisticated design, truly sets the tone for the beautiful interiors within.

The spacious living room, bathed in natural light, offers a neutral canvas just waiting for your personal touch. It's a perfect spot for unwinding. An electric fireplace adds a hint of warmth. Adjacent, a second reception room, that would pair well as a dining room provides an excellent space for memorable meals and entertaining friends and family, with double doors leading out to the garden for seamless indoor-outdoor living.

One of the really unique features of this home is its annexe potential! Currently set up as a teaching room with its own WC and separate access, this super versatile space could effortlessly transform into a dedicated home office, a private studio, a gym, or even a self-contained annexe – offering superb flexibility for whatever you need. This area conveniently includes a bedroom/reception room, hallway/lobby area and a ground floor WC.

The heart of this home is definitely the contemporary open-plan kitchen diner. It comes equipped with a range of cabinetry, integrated oven and grill, induction hob, extractor fan, and dishwasher and a breakfast bar/island offering generous space for daily family life and entertaining. A separate utility room provides practical space for laundry and additional storage. The second dining room leads nicely into the superb conservatory through a sliding door, that further extends the living space, offering a delightful connection to the garden and a peaceful spot to enjoy the south-facing aspect all year round.



Upstairs, the spacious landing leads to four further well-proportioned bedrooms and a family bathroom. The principal bedroom is a true sanctuary, featuring a dedicated walk in wardrobe and a private en-suite bathroom, offering a luxurious retreat. The second bedroom was the original master bedroom before the extension, and so is generously sized. The additional bedrooms all provide comfortable, adaptable spaces, perfect for family members or guests. The main family bathroom serves the remaining bedrooms, equipped with a bath with a handheld shower over, alongside the plumbing and enclosure for a separate shower.

The delightful South-facing garden is a real highlight, providing a private and sunny outdoor haven. Thoughtfully landscaped, it offers ample space for relaxation, al fresco dining, and playing. It can be accessed from the conservatory, lounge/diner and driveway.

The Location – Why Mill Drove, Bourne?

Mill Drove in Bourne offers an exceptional lifestyle, perfectly blending community charm with convenient access to amenities. This desirable location is known for its peaceful atmosphere and well-maintained surroundings, providing a tranquil setting for daily life. Residents enjoy easy access to local parks and green spaces, ideal for leisurely strolls and outdoor activities. Bourne's town centre is just a short distance away, offering a variety of independent shops, cafes, restaurants, and essential services, ensuring everything you need is within reach.

Schools & Education

Families will benefit from Bourne's highly regarded educational facilities, with a range of excellent primary and secondary schools in the vicinity. The strong local school network provides a supportive and nurturing environment, making Mill Drove an ideal choice for growing families.

Transport & Connectivity

Mill Drove boasts excellent transport links, connecting you effortlessly to the wider region. The A15 and A1 provide straightforward routes to nearby towns and cities, while Peterborough Train Station, a convenient drive away, offers fast rail connections to London and other major destinations. Regular bus services further enhance local accessibility, making commuting and travel simple.

Lifestyle & Leisure

Life in Bourne offers a balanced lifestyle, combining the tranquility of a market town with a vibrant community spirit. Enjoy scenic walks along the local waterways, explore the charming independent shops, or unwind in the town's welcoming cafes and pubs. Bourne's array of community events and recreational opportunities ensures there's always something to engage with, providing a fulfilling and enjoyable living experience.

Every home has a story. At Mill Drove, the next chapter is ready to begin – one of comfort, family life, and community charm. Could it be yours?

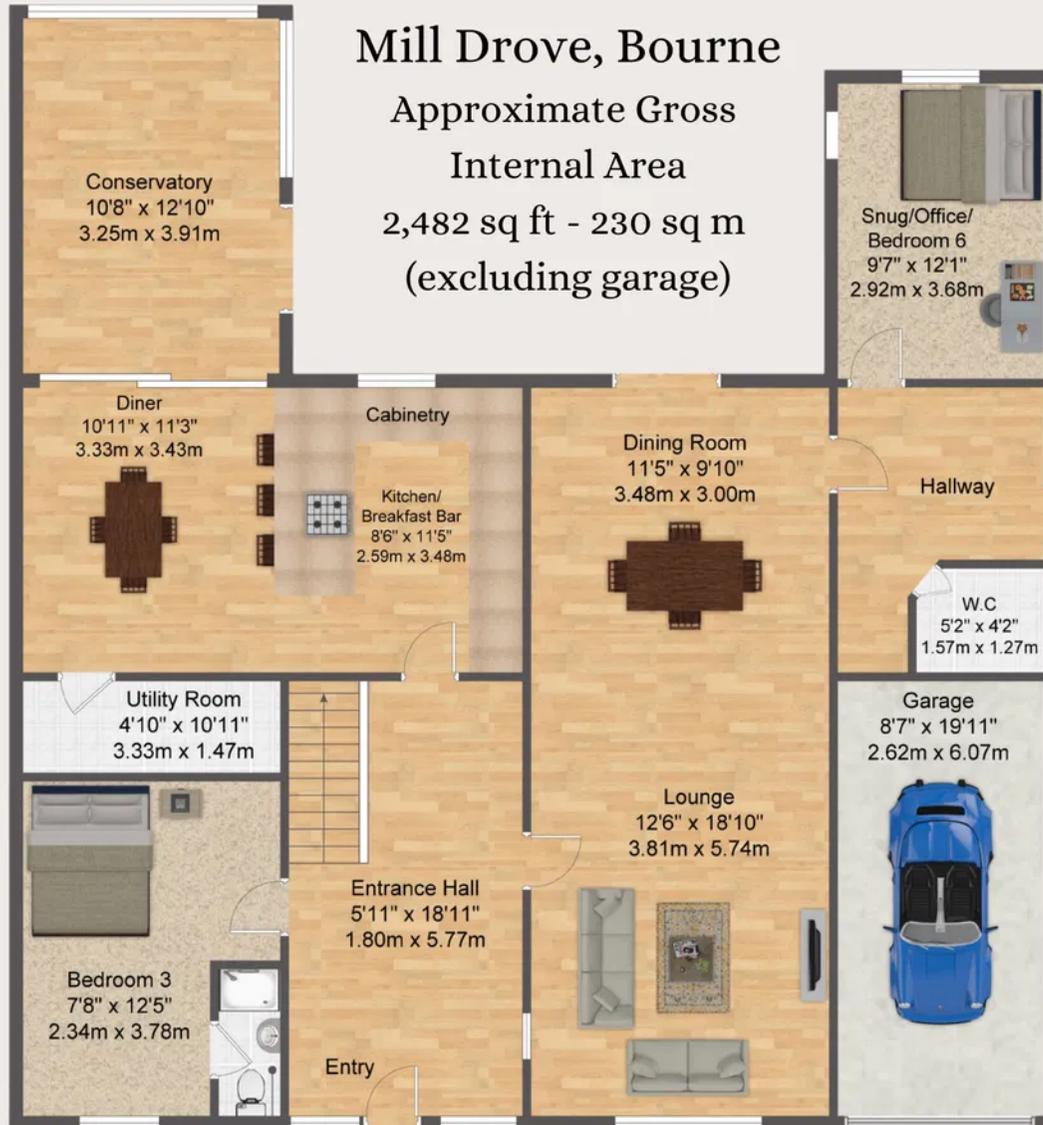
Contact us today to arrange your viewing and discover the endless possibilities this superb home offers!





Mill Drove, Bourne

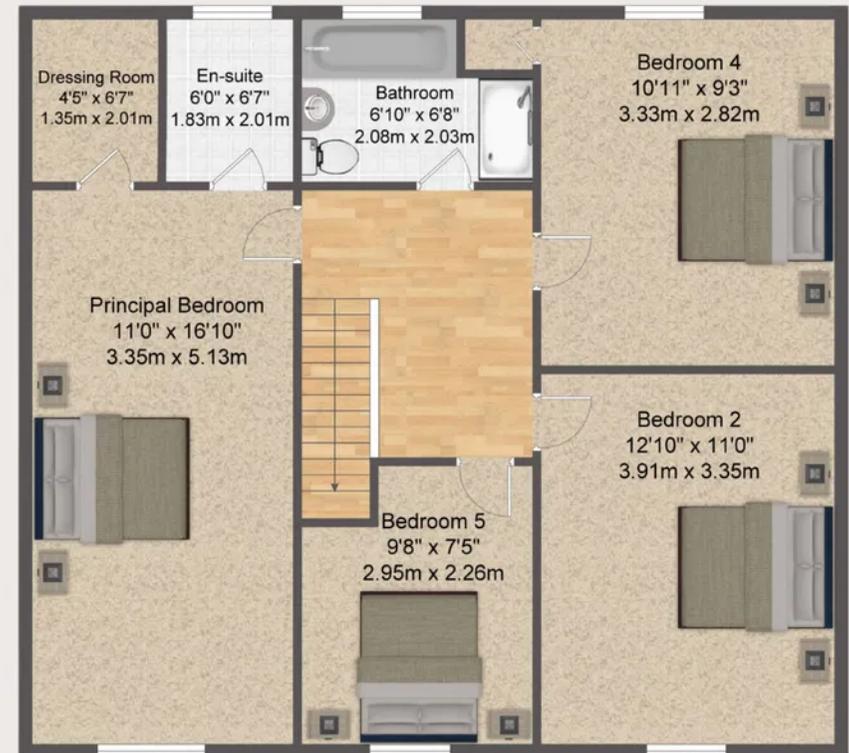
Approximate Gross
Internal Area
2,482 sq ft - 230 sq m
(excluding garage)



ELLIE HINTON-BARDWELL



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Ellie Hinton-Bardwell
Your Local, Independent Estate Agent

01780 431 202
ellie.hinton-bardwell@exp.uk.com
<https://elliehintonbardwell.exp.uk.com/>