



7 WISBECH ROAD, THORNEY, PETERBOROUGH, PE6 0SA



£375,000 PRICE GUIDE

"Grade II listed family home in the heart of the village"

- GRADE II LISTED PROPERTY
- FOUR SPACIOUS BEDROOMS
- THREE LARGE RECEPTION ROOMS
- WEALTH OF CHARM & CHARACTER
- KITCHEN / BREAKFAST ROOM
- COURTYARD GARDEN
- GRAVELLED PARKING AREA
- HISTORIC VILLAGE LOCATION
- VIEWING IS HIGHLY RECOMMENDED
- COUNCIL TAX BAND - D // EPC RATING - E



PROPERTY HIGHLIGHTS

Guide Price of £375,000 - £400,000

Discover an exceptional Grade II listed home in the heart of Thorney, a historic village steeped in charm and character.

This spacious four-bedroom property beautifully marries period features with practical living, offering three generous reception rooms and a well-appointed kitchen. With notable wooden beams throughout, a courtyard garden, and a gravelled parking area, this residence presents a rare opportunity to embrace village life in a home full of personality and warmth.

Thorney is renowned for its rich history and picturesque surroundings, making it a highly desirable location. The village boasts a welcoming community, local amenities, and excellent transport links to nearby towns and cities.

Living here offers a perfect blend of tranquil country living with easy access to modern conveniences.

🛏 4 Bedrooms 🚿 1 Bathroom 🪑 3 Reception

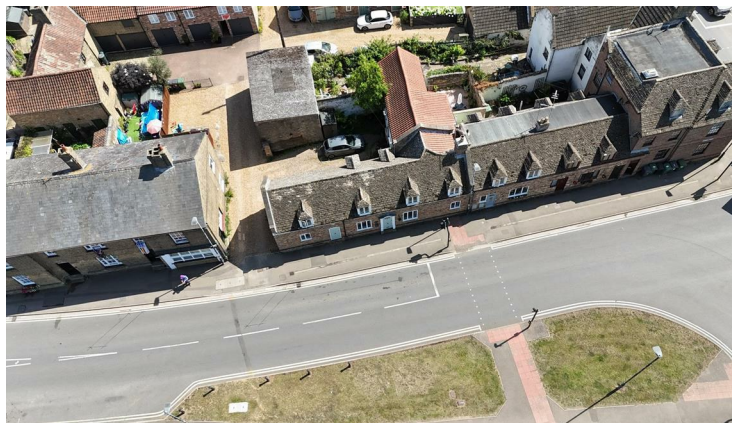














SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30558027

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

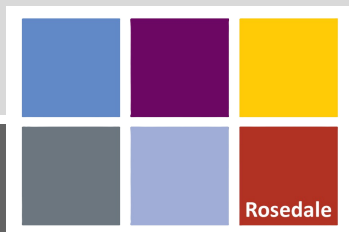
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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