



**Waters Edge, Wansford Marina, Wansford, Peterborough, PE8**  
**FOR SALE**

Guide Price  
**£700,000 - £725,000**





**Council Tax Band:** E

**Tenure:** Freehold

**Property Type:** Town House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

An IMPRESSIVE and IMMACULATELY presented four-bedroom home with an abundance of space and light, situated on the EXCLUSIVE Wansford Marina offered at a Guide Price of £700,000 - £725,000. Proudly sitting on the waters edge, offering ample parking, large garage and EV charging, this picturesque home offers highly versatile living for all the family.

**Welcome to Waters Edge, guide price £700,000 - £725,000.** Set within the prestigious and gated Wansford Marina, a sought-after riverside development, this exceptional four-bedroom residence, complemented by a highly versatile lower-ground annexe, offers a rare opportunity to enjoy luxury waterfront living. With private mooring, breath taking views over the River Nene and a welcoming, close-knit community, this property perfectly blends tranquillity with convenience, just moments from the historic village of Wansford and well-connected to Peterborough and Stamford.

Boasting an impressive 2,311 sq ft of living space (excluding the large attached garage), the home is showered in natural light thanks to an abundance of windows and doors throughout. From the two driveways offering EV charging and accommodating up to eight vehicles to the large garage, the property offers both practicality and magnificence.

On entering, a long entrance hall with wooden flooring and warmth sets the tone, with wooden doors leading to a well-appointed and stylish cloakroom/WC and useful study. The kitchen is compact yet highly functional. It features sleek white gloss units, black worktops, a Belfast sink, AEG double oven and induction hob, integrated dishwasher and fridge freezer, lighting under the units and also offers the space for a breakfast bar. With fitting colour choices and the fantastic use of integrated appliances, this kitchen is the definition of combining style with everyday practicality.

The living room/diner, located at the rear, is flooded with light through floor-to-ceiling windows and doors, opening onto an expansive balcony overlooking the water. Spanning over 23 feet, this reception room is perfect for entertaining, hosting dinner parties, or simply enjoying the tranquil waterside setting, complete with a water fountain in eyeshot.





The lower ground floor offers flexible accommodation and an abundance of storage space, ideal for multi-generational or self contained living. Off of the large entrance lobby, doors lead to two generously sized bedrooms with sliding doors onto the extended decking area, a large utility room, and a spacious bathroom with a Jack-and-Jill sink, shower and bath. With direct step-free access to the side of the property, this area is perfectly suited for adult children or in-laws, wanting their own private space or even as a large home office, studio or gym.

Upstairs, the master suite enjoys wall-to-wall windows overlooking the water, built-in, sleek wardrobes and a jack and jill cupboard neatly tucked away. A door leads to the dressing room, the perfect place to get ready in the mornings and offering further storage for shoes, bags and clothes. From here, be greeted the luxurious bathroom with dual sinks, a large shower and generous bath.

A fourth bedroom, currently used for storage, provides a further storage cupboard and loft access via a loft hatch with a fitted ladder, that is lit and partially boarded.

Outside, there is step access down directly from the decking to the marina for direct access to the boat, offering private mooring. The large grey decking area is the most perfect setting for outdoor entertaining, alfresco dining, or simply relaxing in the serenity of the riverside environment. The large, attached garage offers further storage space, light & power.

Offered with no chain, maintained to the highest standard with neutral décor throughout, oil-fired heating and a thoughtful layout, this luxurious property is move-in ready and offers unparalleled versatility, space and style. Homes of this scale, quality and setting are extremely rare in such a prestigious location, making this a unique opportunity to embrace a sophisticated riverside lifestyle in one of the region's most desirable locations.

**Agents notes:**

Tenure: Freehold

Service Charge: £750 to be paid twice a year to Wansford Leisure Ltd.

When purchasing this home, you are given a share in 'Wansford Leisure Ltd' and become the shareholder of communal land.

***Contact Ellie today on 01780 431 202 to start the next part of your journey.***









Waters Edge,  
Wansford Marina  
Approximate Gross  
Internal Area  
2311 sq ft - 214.6 sq m  
(excluding garage)

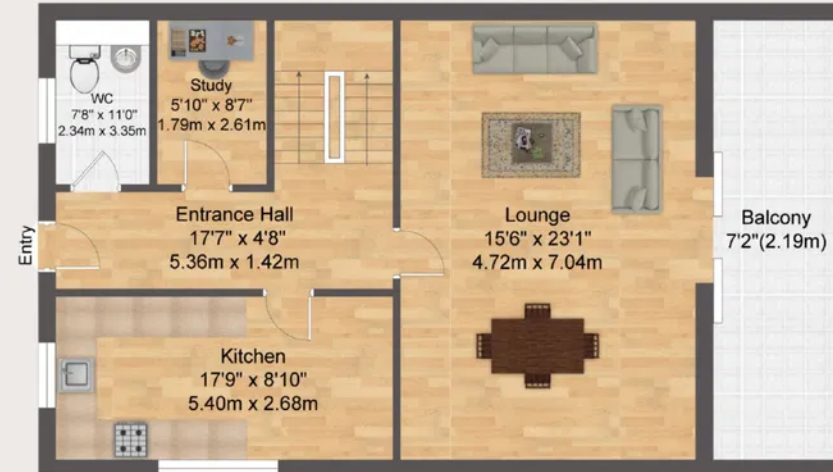


First Floor

ELLIE HINTON-BARDWELL  
POWERED BY  
**exp** UK



Lower Ground Floor



Ground Floor

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 Independent Estate Agent

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