



Hurford's

8 Waters Edge, Wansford Peterborough Freehold

Key Features



- Three story luxury living
- Feature waterside landscaped garden
- Gated community setting
- Ample off road parking and garage
- Sought after setting

Situated within the exclusive gated community of Waters Edge Marina, on the edge of the ever-popular village of Wansford, the property nestles alongside the River Nene and commands splendid views across the marina and surrounding countryside.

Beautifully presented in show-home condition, this contemporary residence offers spacious and highly flexible accommodation arranged over three floors. Designed to appeal to the discerning buyer, the property is equally well suited to modern family life, multi-generational living, or those seeking a peaceful and luxurious countryside retreat.

The accommodation includes four generous bedrooms arranged across two floors, together with three well-appointed bathrooms. At the heart of the home is a substantial lounge/dining room, filled with natural light and enjoying bi-fold doors opening onto one of the two balconies, creating the perfect space for relaxing, entertaining and taking in the wonderful marina views.



The lounge is complemented by a superb luxury-fitted kitchen, complete with a comprehensive range of contemporary units and fully integrated appliances. Large windows throughout the property allow natural light to flood the accommodation whilst perfectly framing the beautiful local scenery. Further benefits include air conditioning to both the principal bedroom and the main lounge/dining area.

One of the particular highlights of this exceptional home is its outdoor space. The beautifully landscaped and thoughtfully designed garden would not look out of place at the Chelsea Flower Show, providing an attractive and tranquil environment in which to relax or entertain. The property also enjoys mooring rights to the communal jetties within Waters Edge Marina, making this an exceptional proposition for those with a love of riverside and marina living. Two balconies further enhance the lifestyle on offer, providing elevated viewpoints across the marina and surrounding countryside.

Heating is provided via an air source heat pump, with underfloor heating throughout the middle floor and the en-suite bathrooms, complemented by recently installed air conditioning to the principal rooms. All of these systems can be controlled remotely via Wi-Fi, ensuring comfort and convenience throughout the year.



Water Edge, Wansford PE8 6LH

Approximate Gross Internal Area

Total (Including Garage) = 2695 SQ FT / 251 SQ M

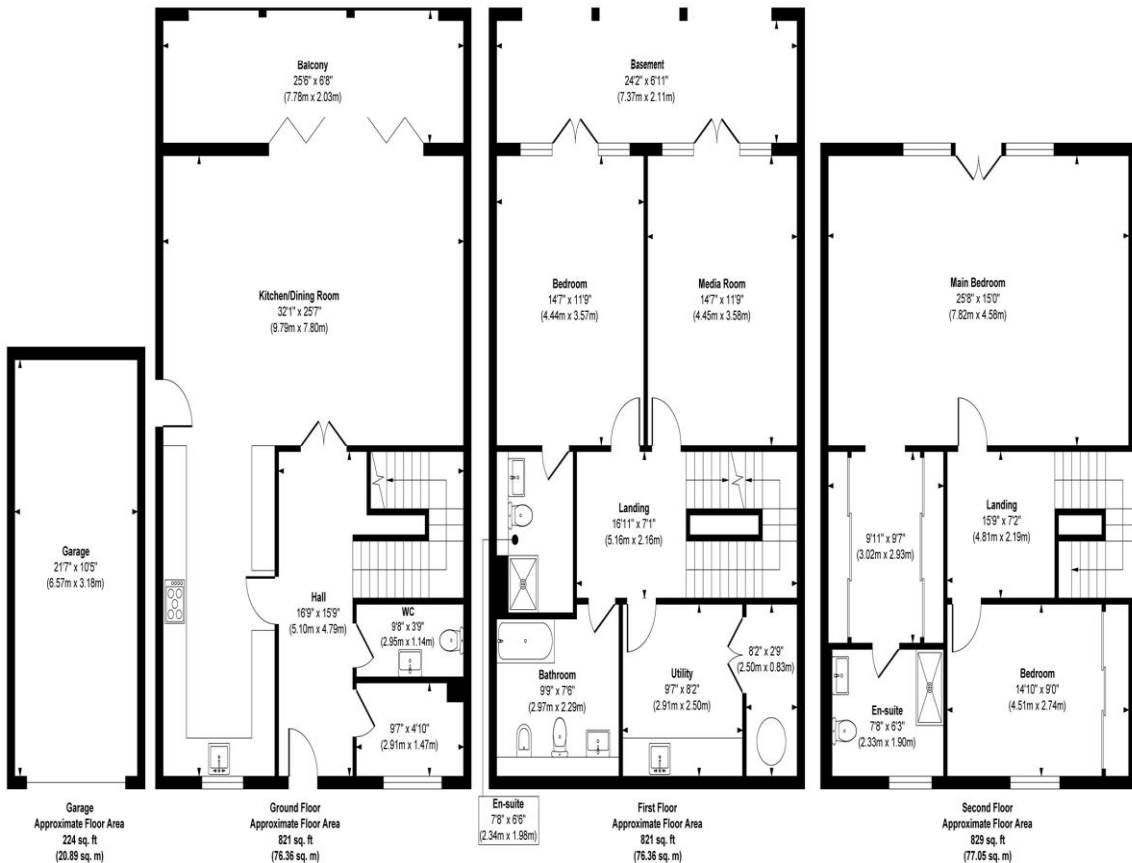


Illustration for identification purposes only, measurements are approximate, not to scale.

The exclusive gated setting provides a wonderful combination of privacy, security and community, whilst the sought-after village of Wansford offers an attractive blend of village charm and everyday convenience. Perfectly positioned approximately midway between Peterborough and Stamford, the location offers excellent access to a wealth of amenities, restaurants, shops and highly regarded schooling. Both Peterborough and Stamford also provide convenient rail connections, including services towards London.

Excellent road links are available via the A47, providing easy access towards Peterborough, Stamford, Rutland, Oakham, Leicestershire and Northamptonshire.

Whether you are searching for the ultimate forever home, a luxurious weekend retreat, or that elusive countryside bolt-hole with a difference, Waters Edge offers an exceptional opportunity to enjoy an enviable lifestyle in one of the region's most desirable waterside settings.

- Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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