



20 Waters Edge  
Wansford

## 20, Waters Edge

Wansford, PE8 6LH

Set within the exclusive gated setting of Wansford Marina, 20 Waters Edge is an elegant home offering beautifully balanced accommodation, private mooring and far-reaching views across the Marina.

Extending to over 2,300 sq ft, excluding the generous integral garage, the property has been thoughtfully designed to embrace its waterside setting, with large expanses of glazing drawing natural light throughout and framing the ever-changing outlook across the marina.



## Step Inside

The principal reception space is undoubtedly the heart of the home, a wonderfully bright open plan sitting/dining room opens onto an expansive balcony overlooking the water, perfectly suited to entertaining or quieter moments of relaxation.







The kitchen is sleek, practical and well-appointed, while a separate study provides ideal home-working space.

Completing this floor is a guest cloakroom fitted with a loo and a wash hand basin.



A particularly appealing aspect of the house is the highly versatile lower ground floor, offering excellent flexibility for multi-generational living, guest accommodation, independent teenagers or those seeking studio, a gym or workspace potential.

Two generous bedrooms open directly onto the extended waterside decking, complemented by a spacious bathroom, utility room and storage.



## Second Floor

The second floor is arranged to make the most of the exceptional waterside outlook, with the principal bedroom enjoying far-reaching views across the water. In built wardrobes are complemented by a dressing room, leading through to a Jack and Jill en suite bathroom. Adjacent lies a further well-proportioned double bedroom, also benefitting from fitted wardrobes.



Outside, the lifestyle on offer is what truly sets Waters Edge apart. Large, decked terraces lead directly to the marina and private mooring, creating an exceptional setting for outdoor dining, boating and relaxed waterside living. The property further benefits from two driveways with EV charging, parking for multiple vehicles and a large, attached garage.

Offered with no onward chain, 20 Waters Edge presents a rare opportunity to acquire a substantial waterfront home within one of the region's most exclusive marina developments, moments from the heart of Wansford and well placed for both Peterborough and Stamford.





# Wansford & The Marina Lifestyle

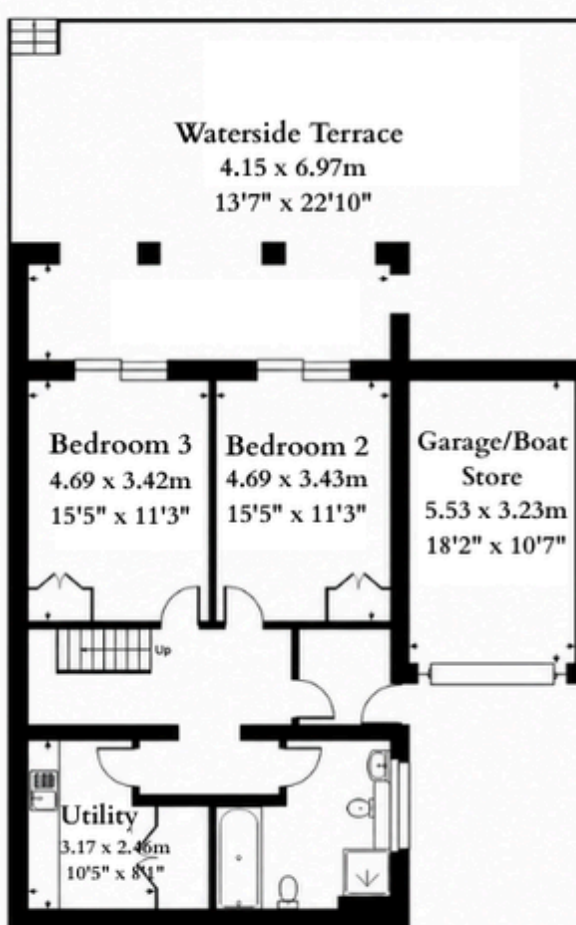
Positioned on the banks of the River Nene, Wansford is one of the area's most desirable villages, combining a peaceful riverside atmosphere with excellent connectivity. The village offers a charming collection of independent shops, cafés, pubs and countryside walks, while the nearby A1 and rail links from Peterborough provide straightforward access to London and the wider region.

Life at Wansford Marina offers something rather special, a secure, gated waterside community where private moorings, scenic surroundings and a slower pace of life create a truly unique setting.

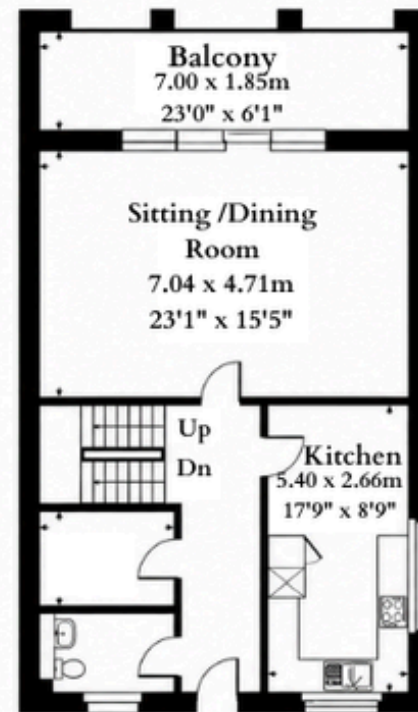


# Finer Details

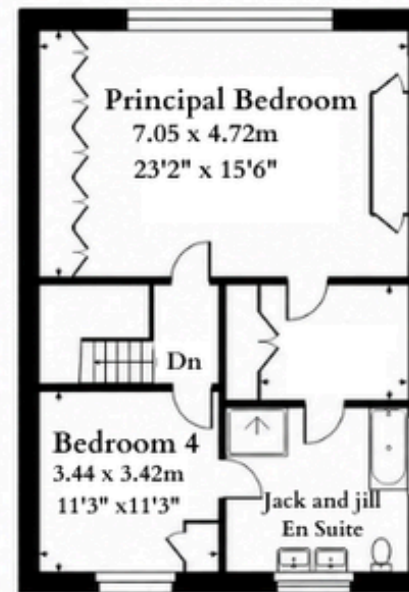
## Ground Floor



## First Floor



## Second Floor



Local Authority: Huntingdonshire District Council  
Council Tax Band: E

Tenure: Freehold  
Possession: Vacant upon completion

EPC Rating: 77 | C  
EPC Rating Potential: 84 | B

Services: Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Gross Internal Area : Approx 218.3 sq metres / 2353.0 sq ft  
Total Area : Approx 18.0 sq metres / 194.0 sq ft  
Total Area : Approx 236.6 sq metres / 2547.0 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





# Digby & Finch

ESTATE AGENTS



01780 758 090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.  
© Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales.  
Company Number: 10063270