

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Rating	
Current	Minimum
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient lower rating costs
122 kWh/m²

Any energy efficient higher rating costs
156 kWh/m²

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan



Woburn Drive

Thorney, Peterborough, PE6 0SN

£230,000 - Freehold , Tax Band - B



Woburn Drive

Thorney, Peterborough, PE6 0SN

Charming Village Bungalow in Historic Thorney
Set in the heart of the picturesque village of Thorney, this delightful three-bedroom semi-detached bungalow offers a perfect taste of village life. Featuring a spacious living room with a cosy log-burning stove, a modern wet room, and a practical fitted kitchen, the home blends comfort with character. Enjoy peaceful surroundings, an enclosed rear garden, and ample parking with a driveway and garage/workshop. A wonderful opportunity to join a welcoming community in a sought-after Cambridgeshire village.

Nestled in the heart of the picturesque and historic village of Thorney, this charming semi-detached bungalow on Woburn Drive offers the perfect blend of comfort, practicality, and peaceful village living. Set within a close-knit community surrounded by open countryside, the home provides a welcoming retreat while still being within easy reach of local amenities and the village green. Stepping inside, you're greeted by a spacious entrance porch leading to an open-plan hallway that sets a warm and homely tone. The fitted kitchen is thoughtfully designed for everyday use, flowing seamlessly into a generous living room where a multi-fuel log-burning stove creates a cosy atmosphere — ideal for quiet evenings or relaxed gatherings with neighbours and friends. The property features three well-proportioned bedrooms, offering flexibility for family living, guests, or hobbies, along with a modern wet room for added convenience. Gas central heating and uPVC double glazing ensure the home remains comfortable throughout the seasons. Outside, the enclosed rear garden provides a private haven for enjoying the fresh village air — whether tending to plants, dining outdoors, or simply unwinding. A garage/workshop adds valuable storage or creative workspace, while the driveway accommodates parking for multiple vehicles.

This beautifully maintained bungalow captures the essence of village life — peaceful, friendly, and full of character — while offering the comfort and practicality of modern living. Early viewing is highly recommended to fully appreciate all that this delightful Thorney home has to offer.

Entrance Porch

1.19 x 2.32 (3'10" x 7'7")

Diner

4.62 x 1.77 (15'1" x 5'9")

Kitchen

3.03 x 2.10 (9'11" x 6'10")

Living Room

4.65 x 3.22 (15'3" x 10'6")

Hallway

0.91 x 3.49 (2'11" x 11'5")

Master Bedroom

4.30 x 2.54 (14'1" x 8'3")

Bedroom Two

3.28 x 1.254 (10'9" x 4'1'1")

Wet Room

1.96 x 1.67 (6'5" x 5'5")

Bedroom Three

3.27 x 2.00 (10'8" x 6'6")

EPC - D

68/76

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
 Accessibility / Adaptations: Level Access Shower, Wet Room
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: Yes
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Garage, Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

