



Hurfords

Holywell Way, Peterborough Freehold

Price- £725,000

Key Features

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- Modern character home
- Superb mature garden
- Sought-after Location
- Close to City Centre
- No onward chain

Situated in the very heart of the highly sought-after village of Longthorpe, this substantial and beautifully presented detached residence offers over 2,000 sq. ft. of exceptionally versatile accommodation, making it an outstanding choice for growing families, multi-generational living, or those who simply enjoy entertaining on a grand scale.

The spacious accommodation begins with an impressive entrance hall, which is currently utilised as an elegant dining and entertaining space but could equally provide an ideal home office or reception area. This leads through to a generous and light-filled lounge, perfect for family living, together with a well-appointed fitted kitchen that flows seamlessly into a practical utility room.



One of the property's standout features is its flexible ground floor layout. An almost separate wing, offers excellent potential as a self-contained annexe, comprising a study, a generous double bedroom, a modern shower room and cloakroom, making it ideal for dependent relatives, older children, visiting guests or those working from home.

The first floor is accessed via a striking galleried landing, leading to two further spacious double bedrooms, all served by a luxurious four-piece family bathroom.

Externally, the property continues to impress. The extensive frontage provides ample off-road parking for numerous vehicles and leads to a generous double garage with convenient access to the rear garden.

The beautifully landscaped rear garden is undoubtedly one of the home's finest attributes. Lovingly maintained over many years, it offers an exquisite display of manicured lawns, immaculate borders and an abundance of mature shrubs, flowering plants and specimen trees, ensuring colour and interest throughout every season. It is a truly tranquil setting, perfect for outdoor entertaining, family enjoyment or simply relaxing in peaceful surroundings.



Holywell Way, Longthorpe, PE3 6SS
Approximate Gross Internal Area
Total (including Garage) = 2035 SQ FT / 189 SQ M

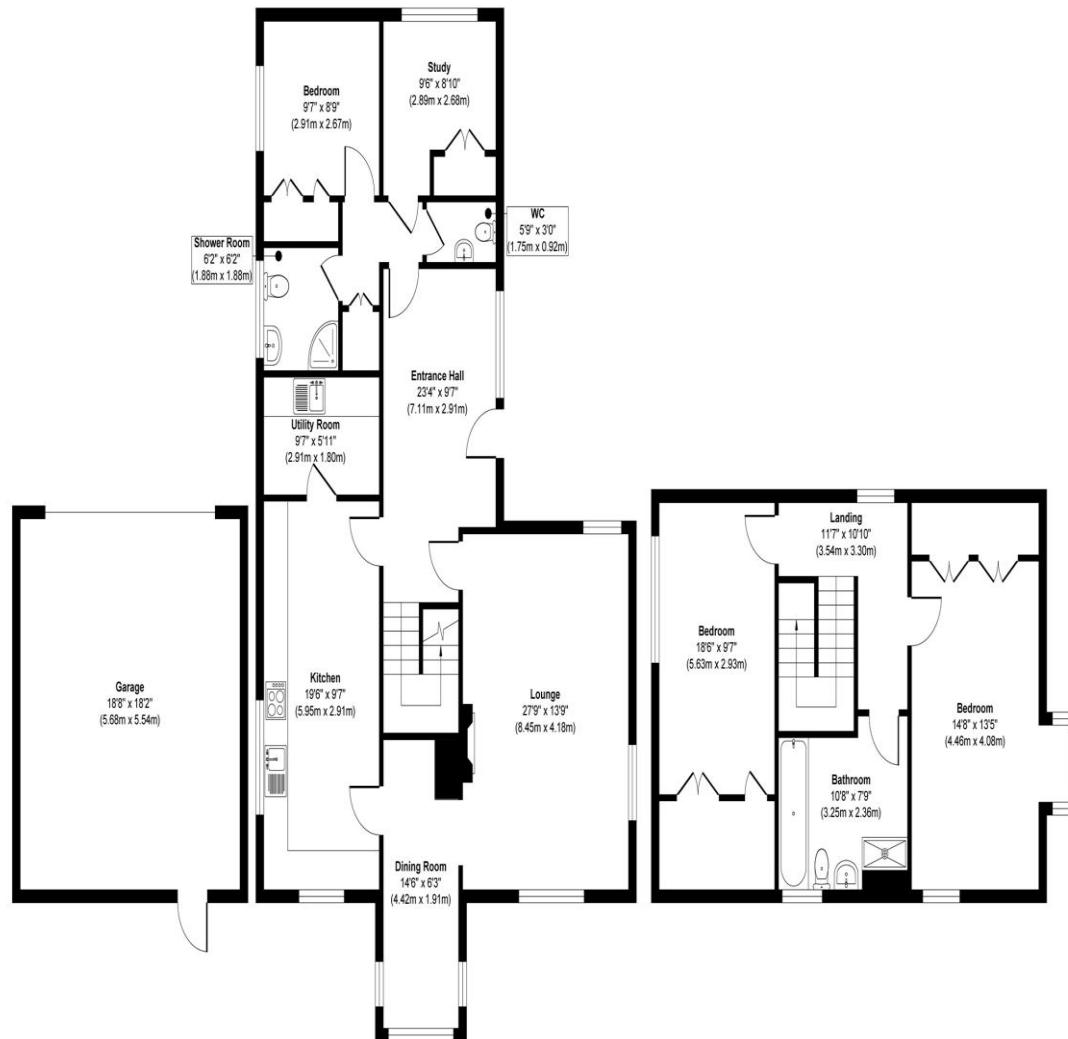


Illustration for identification purposes only, measurements are approximate, not to scale.

Longthorpe remains one of Peterborough's most desirable residential locations, offering a wonderful village atmosphere whilst being just a short distance from Peterborough city centre, with its excellent rail links into London, a wide range of shopping and leisure facilities, and highly regarded local schooling.

Properties of this size, quality and versatility, particularly in such a prime village location, are rarely available. An early internal viewing is strongly recommended to fully appreciate everything this exceptional family home has to offer.

- 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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