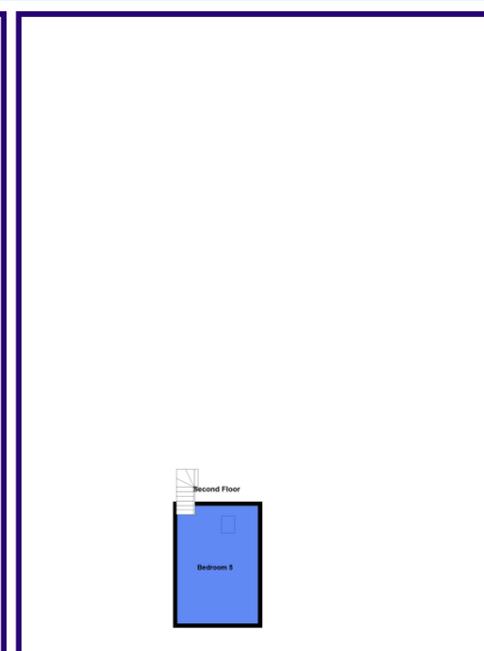
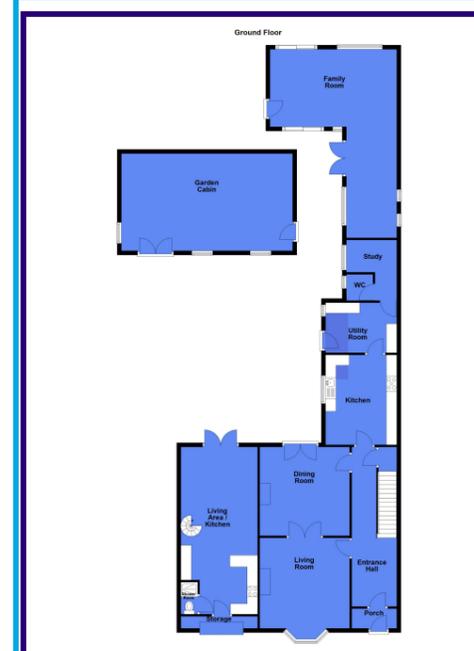




72 STATION ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1UE

£475,000



PENNELL & PARTNERS

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Discover the charm and spacious elegance of this stunning detached Edwardian home, nestled in the heart of Whittlesey. Boasting over 3000 sq ft of beautifully extended living space, this impressive five-bedroom residence offers the perfect blend of classic character and modern convenience. With three double bedrooms in the main house and a two-bedroom annex, this property is ideal for multigenerational families or those seeking flexible living arrangements.

Step inside to find a welcoming hallway leading to five generously sized reception rooms, including three in the main home that provide ample space for relaxing, entertaining, and dining. The well-proportioned rooms are filled with natural light, showcasing character features that reflect the home's Edwardian heritage while giving you plenty of opportunities to personalise the space to your tastes. Whether you fancy a formal sitting room, family lounge, study, or playroom, this home truly caters to every need.

The heart of the home is a spacious kitchen and dining area that has been thoughtfully extended to maximise both space and natural light. It offers seamless access to the south-facing rear garden, allowing for effortless indoor-outdoor living and perfect for summer entertaining. The beautifully maintained garden is a private retreat featuring a swimming pool, ideal for leisure and relaxation in the warmer months. Beyond the garden, you'll find a stylish garden cabin—ideal as a home office, studio, or hobby space—adding even more versatility to this exceptional property.

The two-bedroom annex, situated to the rear of the garden, adds further accommodation and privacy, making it perfect for guests, independent living for older children, or potential rental income. This self-contained space complements the main house beautifully, providing an additional level of flexibility rarely found in properties of this type and size.

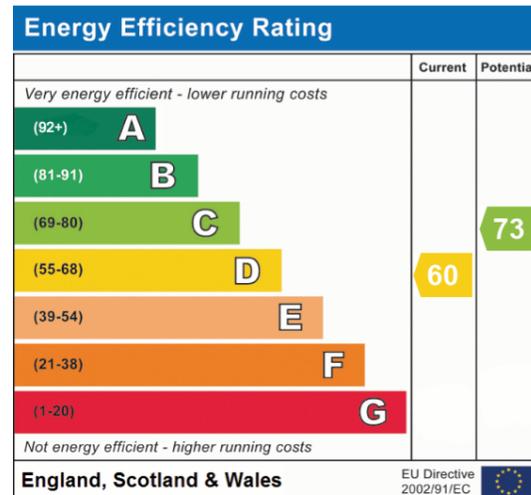
Additional features include driveway parking for multiple vehicles, ensuring convenience for families and visitors alike. The location in Whittlesey offers a peaceful yet accessible setting, with local amenities, schools, and transport links all within easy reach. This home is a rare opportunity to acquire a large, versatile Edwardian residence with modern extensions and excellent outdoor facilities.

Whether you are seeking a family home with ample space for everyone to live and work comfortably, a peaceful retreat enhanced by a swimming pool, or a unique property with a self-contained annex for added privacy, this Whittlesey gem ticks all the boxes. Don't miss the chance to make this exceptional detached Edwardian house your forever home.

Contact us today to arrange a viewing and experience the perfect blend of elegance, space, and versatility that this remarkable property has to offer.



EPC Rating: D (60)



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

4.29m x 4.32m (14' 1" x 14' 2")

DINING ROOM

4.29m x 4.24m (14' 1" x 13' 11")

KITCHEN

3.40m x 4.27m (11' 2" x 14' 0")

UTILITY ROOM

3.40m x 2.39m (11' 2" x 7' 10")

STUDY

2.39m x 2.74m (7' 10" x 9' 0")

FAMILY ROOM

9.14m x 6.05m (30' 0" x 19' 10") (L-Shape)

CLOAKROOM

FIRST FLOOR

BEDROOM ONE

4.09m x 4.29m (13' 5" x 14' 1")

BEDROOM TWO

3.35m x 4.57m (11' 0" x 15' 0")

BEDROOM THREE

4.06m x 3.28m (13' 4" x 10' 9")

BATHROOM

ANNEX

LIVING AREA/KITCHEN

3.66m x 8.00m (12' 0" x 26' 3")

SHOWER ROOM

BEDROOM FOUR (annex)

3.58m x 3.78m (11' 9" x 12' 5")

BATHROOM

SNUG/STUDY

2.82m x 3.02m (9' 3" x 9' 11")

BEDROOM FIVE (annex)

5.61m x 3.84m (18' 5" x 12' 7")

REAR GARDEN

Covered terrace with outside kitchen/dining facilities.
Swimming pool
patio seating area
lawn to the rear of garden cabin

GARDEN CABIN (laid out as a bar)

8.18m x 4.65m (26' 10" x 15' 3")