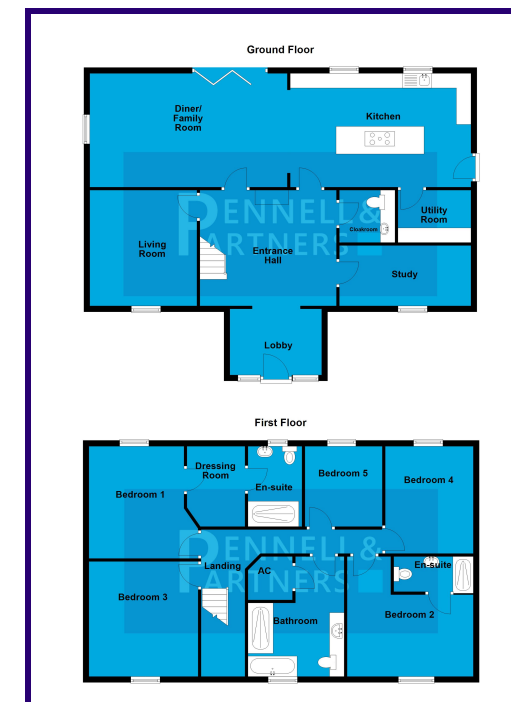




80 BURNT HOUSE ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2HP

£825,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Introducing this exquisite 5 double Bedroom detached house, perfect for those seeking a home with equestrian potential. Boasting two Ensuites, a spacious 46ft Kitchen/Diner/Family Room with bi-fold doors opening up to the Garden, two additional reception rooms, and a large 4-piece family Bathroom, this property offers luxury living at its finest. This property also benefits from a stable block with five stables, to the rear of the Paddock.

Situated in the idyllic rural location of Turves, Fenland, between the charming towns of March and Whittlesey, this property enjoys open field views on all sides, providing a peaceful and scenic setting for relaxation. The surrounding area is home to a range of amenities and services, ensuring convenience for residents while still maintaining a tranquil atmosphere.

With approximately 4 acres of impeccably-maintained gardens, pasture, and paddock land as well as a driveway offering parking for multiple vehicles, this property provides ample space for outdoor activities and entertaining guests. Finished to an exceptionally high standard throughout, this home exudes elegance and sophistication.

Boasting a generous size of 2250 sq. ft, including 5 double Bedrooms and 3 Bathrooms, this property offers plenty of space for a growing family or those who love to host guests. Its superb condition ensures that future residents can simply move in and start enjoying this luxurious lifestyle immediately.

Don't miss out on the opportunity to view this exceptional property in person. Contact us now to schedule a viewing and experience the epitome of country living in Turves, Fenland.

EPC Rating: C (76)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PORCH

3.12m x 2.26m (10' 3" x 7' 5") With composite front door, and glazed side panels. Oak flooring.

ENTRANCE HALL

4.67m x 3.96m (15' 4" x 13' 0") Stone fireplace with multifuel stove, doors to all ground floor rooms, stairs to first floor, underfloor heating.

LIVING ROOM

3.94m x 3.66m (12' 11" x 12' 0") Window to the front, underfloor heating.

STUDY

4.27m x 2.08m (14' 0" x 6' 10") Window to front elevation. Underfloor heating.

OPEN PLAN DINING ROOM/FAMILY AREA

6.76m x 3.89m (22' 2" x 12' 9") Window to side, bi-folding style doors to rear terrace, underfloor heating, flowing into kitchen breakfast area.

KITCHEN

6.17m x 3.89m (20' 3" x 12' 9") Window to rear, ceramic sink with mixer taps, integrated dishwasher, double eye-level oven, space for fridge freezer, fitted hob with inset steam extractor, central island with breakfast bar area and storage beneath, flowing into open plan style family / dining room. Door to side elevation.

UTILITY ROOM

2.49m x 1.98m (8' 2" x 6' 6") Fitted base units, plumbing for washing machine.

CLOAKROOM

1.65m x 1.93m (5' 5" x 6' 4") Vanity unit with inset wash hand basin. close-coupled WC.

FIRST FLOOR

MASTER BEDROOM SUITE

MASTER BEDROOM

3.86m x 3.25m (12' 8" x 10' 8") Window to Rear elevation. door to :-

DRESSING ROOM

2.74m x 1.98m (9' 0" x 6' 6") with Fitted storage and clothes rail

ENSUITE

2.74m x 1.84m (9' 0" x 6' 0") W.C. Vanity unit with inset wash hand basin. Double shower cubicle with glass surround and tiled walls.

BEDROOM TWO

4.27m x 3.05m (14' 0" x 10' 0") Window to front elevation.

ENSUITE

2.74m x 1.17m (9' 0" x 3' 10") Close-coupled W.C. Wash Hand Basin. Double Shower cubicle with glass surround and tiled walls.

BEDROOM THREE

3.91m x 3.66m (12' 10" x 12' 0") Window to front elevation.

BEDROOM FOUR

3.91m x 3.10m (12' 10" x 10' 2") Window to rear elevation

BEDROOM FIVE / STUDY

2.74m x 2.64m (9' 0" x 8' 8") Window to rear elevation.

FAMILY BATHROOM

4.11m x 3.18m (13' 6" x 10' 5") Four piece bathroom suite with wash hand basin, close-coupled W.C. Bath, with tiled side panels with inset shelf and lighting. Double shower cubicle.

OUTSIDE

The front of the house is laid with Gravel, providing car parking for multiple vehicles.

The remaining land on the property is made of up of pasture, paddocks and gardens, with a small wooded area to the rear.

A Stable block is access via a gravel road which leads along the side of the house, and house 5 stalls.