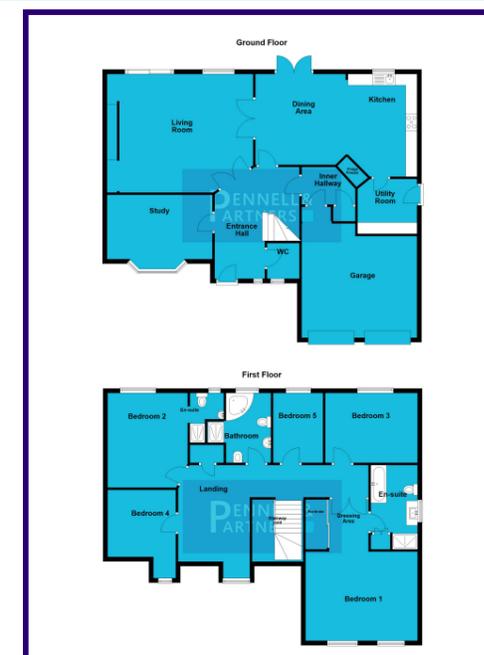


221 STATION ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2HA

£800,000



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ABOUT THE PROPERTY

Nestled in the heart of Station Road, Whittlesey, this distinguished five-bedroom, detached residence stands as a testament to unrivalled luxury and craftsmanship. Meticulously designed and finished to an exacting standard, this home exemplifies opulence in every detail.

Key Features:

Grand Interiors:

Three reception rooms offer versatile spaces for entertaining and relaxation.

A spacious kitchen boasts fitted appliances and exquisite travertine marble flooring.

Convenient utility room, cloakroom, and multiple storage cupboards enhance practicality.

Elegant Bedrooms:

Ascend the galleried landing to discover five double bedrooms, each exuding comfort and style.

The master suite, complete with a dressing room and Ensuite, is a sanctuary of luxury.

Bedroom two also enjoys the luxury of an Ensuite, ensuring privacy and convenience.

The remaining three double bedrooms share a beautifully appointed family bathroom.

Outdoor Oasis:

A sprawling garden wraps around the property, providing a serene escape and a perfect backdrop for outdoor gatherings.

Immerse yourself in the tranquillity of nature within the confines of your own private retreat.

Architectural Excellence:

A masterpiece in the "Potton" home style, this residence seamlessly blends a Douglas Fir timber frame on the first floor with a traditional brick-built ground floor.

The result is a harmonious synthesis of classic and contemporary design.

Security and Convenience:

Enter through ornamental gates that lead to a private driveway and a spacious double garage.

Enjoy the peace of mind that comes with a secure and gated property.

This home is not just a residence; it's a lifestyle. Indulge in the pinnacle of Whittlesey living, where every detail has been carefully curated for the discerning homeowner. Arrange your private viewing today and step into a world where luxury knows no bounds.

EPC Rating: D

Energy Efficiency		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(69-80)	B		
(55-68)	C		
	D	58	72
(39-54)	E		
(1-20)	F		
Not energy efficient - higher running costs			
(58)	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

Hardwood front door. Tiled floor. Stairs to first floor, set in solid wood. solid timber doors leading to reception rooms and store cupboards.

STUDY

4.68m x 2.85m (15' 4" x 9' 4") Double glazed window to front elevation. exposed Douglas Fir beams to ceiling. Radiator.

LOUNGE

6.46m x 5.26m (21' 2" x 17' 3") Large brick built fireplace with inset log burner, with built in alcove's to each side. Double glazed patio doors to the rear elevation. Double doors leading from the Entrance hall. double door that open to the Kitchen/ Dining Room.

DINING ROOM

4.02m x 4.02m (13' 2" x 13' 2") - Travertine marble flooring. Open to Kitchen. Double glazed patio doors to the rear elevation.

KITCHEN

Range of solid wood base and eye-level units, with work top over. Further large kitchen island with storage under. Fitted Dishwasher. Fitted double oven. Fitted LPG Gas Hob. Large Gaggenau fitted oven. Space for American style fridge freezer (available by negotiation).

UTILITY ROOM

2.78m x 1.77m (9' 1" x 5' 10") Travertine tiled floor. Fitted worktop set over storage cupboards with space for washing machine and dryer. Door leading to outside patio seating area.

FIRST FLOOR

GALLERIED LANDING

Loft Access. Airing Cupboard. Window to front elevation, with large open space for a reading room or further study.

MASTER BEDROOM SUITE

5.98m x 4.80m (19' 7" x 15' 9") double glazed window to front elevation. Air-conditioning unit. Additional Dressing Area (1.72m x 2.48m (5' 8" x 8' 2") with fitted wardrobes. entrance to En-Suite)

ENSUITE

Corner bath unit. close coupled W.C, Wash hand basin. Double-size shower enclosure with multi-jet power shower.

BEDROOM TWO

3.81m x 3.98m (12' 6" x 13' 1") - Double glazed window to rear elevation. Radiator.

ENSUITE

Low level W.C., Wash hand basin. Shower cubicle. window to rear elevation.

BEDROOM THREE

3.83m x 3.14m (12' 7" x 10' 4") - to max (4.57m 15' 0")- Window to front elevation. Radiator.

BEDROOM FOUR

2.97m x 3.48m (9' 9" x 11' 5") - Window to rear elevation, Radiator.

BEDROOM FIVE

4.10m x 3.29m (13' 5" x 10' 10") Window to rear elevation, Radiator.

FAMILY BATHROOM

Five piece bathroom suite, consisting of low level, close-coupled W.C., wash hand basin, Bath, Shower Cubicle and Bidet. Window to rear elevation.

OUTSIDE

Set behind tall wrought iron security gates, the drive way leads round to the front of the property, and access to the double garage. Mainly laid to lawn with a selection of mature trees, shrubs and flower beds. Brick wall boundaries.