



A detached house in gardens of about 0.8 acres

Heath Road, Helpston, Peterborough, Cambridgeshire PE6 7EG

Freehold



Entrance hallway • Three reception rooms • Kitchen open to family room • Four bedrooms • Family bathroom • Family shower room • Driveway & tandem double garage • Landscaped gardens of about 0.8 acres

### Situation

Helpston is an attractive village almost equidistant between Stamford and Peterborough amidst rolling countryside. With a public house, post office, village shop and garden centre, the village's well-thought of primary school feeds secondary education in Ginton, about three miles away. There is also a choice of independent schooling, including Copthill, Stamford and The Peterborough Schools (among others) within an eight miles radius.

Nearby, the Georgian market of Stamford (eight miles) is renowned for its schooling and shopping and the Cathedral City of Peterborough (seven miles) offers mainline commuter rail connections to London Kings Cross from 50 minutes, and Cambridge.

### About 16 Heath Road

A detached 1920s property which was extended in 2005, the house occupies a pleasant edge of village setting with views to farmland to the front and to deciduous woodland, which border the gardens, to the rear.

Owned and loved for over 40 years, the property has a lovely and convivial layout. The three generously proportioned reception rooms have large windows and 1920s fireplaces, with herringbone wood flooring to the two front facing rooms. The large open plan

family kitchen is undoubtedly the core of the house and offers attractive views of, and access to, the garden, as does the sun room adjoining the living room. Three of the four first floor bedrooms are doubles and, served by a family bathroom and separate family shower room, there is an obvious configuration for an en suite. The boarded loft is accessed from the landing, and may be suitable for conversion with appropriate Planning consents.

The gardens are a particular feature, with a wide frontage, mature lawns, pond and parking, with access to a tandem double garage. The gardens also wrap around to the rear of the neighbouring properties' gardens to the south, and extend to about 0.8 acres in total.

### Local Authority

Peterborough City Council  
t: 01733 747474

### Council Tax

Band E

### Energy Performance

Certificate: E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement.

### Date of Photography and Particulars

July 2019





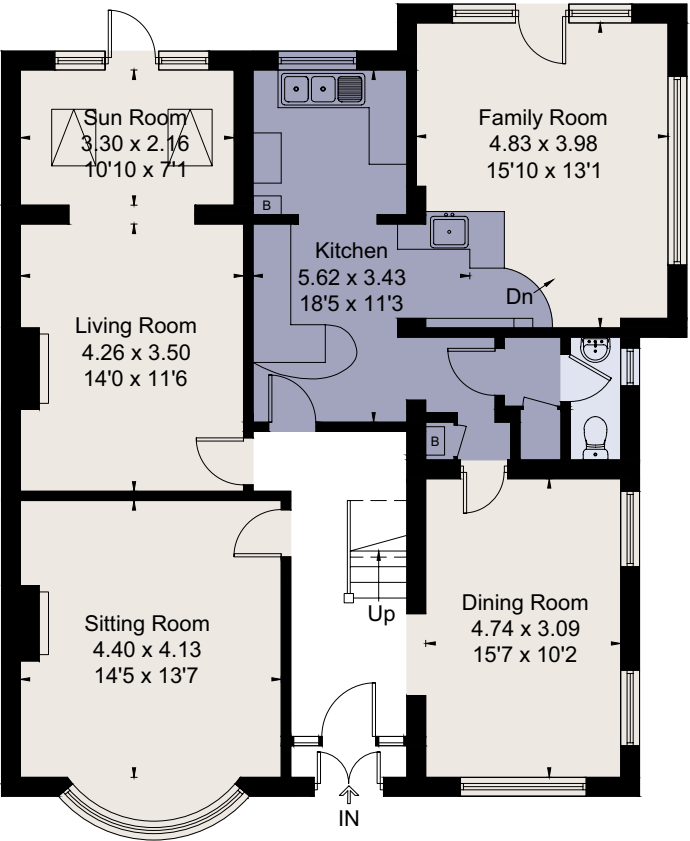
**Heath Road, Helpston, Peterborough, Cambridgeshire PE6 7EG**  
**Approximate Area** 195.6 sq m / 2105 sq ft  
**Garage** 18.8 sq m / 202 sq ft  
**Total** 214.4 sq m / 2307 sq ft  
**Including Limited Use Area** 2.1 sq m / 23 sq ft



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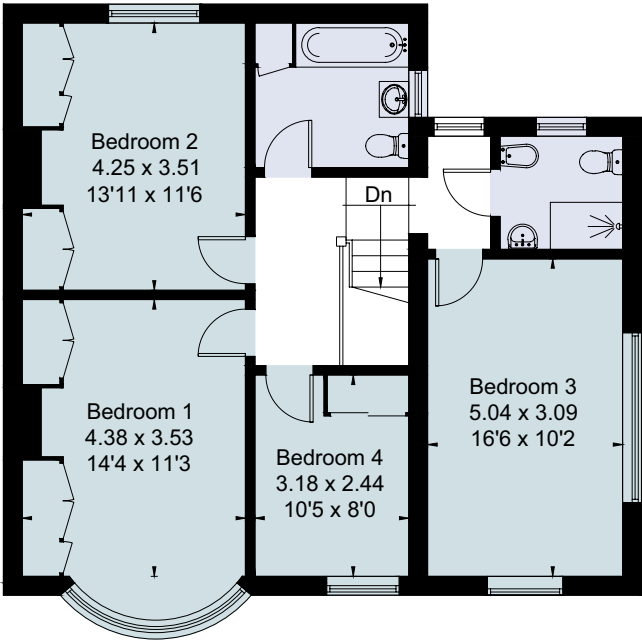
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**James Abbott**  
Savills Stamford  
**01780 484696**  
stamford@savills.com

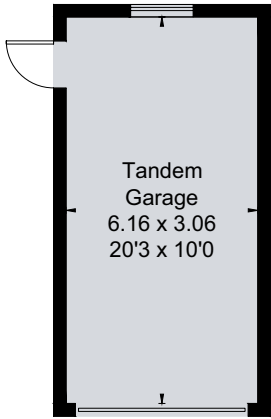


Ground Floor

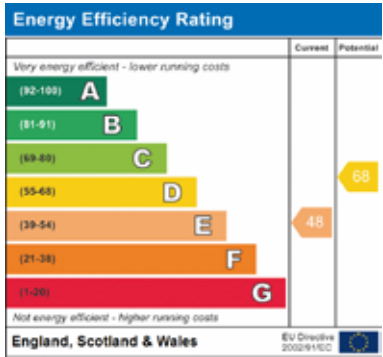
[ ] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 190628JA

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