



A striking house in an attractive city centre setting

Beech Lawn, Park Crescent, Peterborough, Cambridgeshire PE1 4DX

Freehold

savills



Three formal reception rooms • Kitchen/breakfast room
Five first floor double bedrooms (two en suite)
Second floor flat • 'In & Out' Driveway • Double garage
Landscaped garden • Planning consent for additional dwellings

Situation

Park Crescent is a leafy and architecturally pleasing residential address within the city's Conservation Area, comprising a curved crescent of houses arranged around Central Park. It was planned by the Peterborough Land Company in 1876 as the model housing scheme for the city's expansion to the north. Whilst the Land Company entered liquidation in 1910 before its 'great plan' had been fully implemented, the park and street pattern had been created and large plots were sold off for substantial housing of quality design. 7 Park Crescent is believed to date from around 1911.

Park Crescent is conveniently placed for the city centre and its railway station, Cathedral and Queensgate Shopping Centre, which are all within two miles of the property. For education, Peterborough Regional College is located off the crescent, whilst the popular King's (The Cathedral) School is less than half a mile's walk, with The Peterborough School less than two miles from the property.

The Cathedral City of Peterborough is a regional centre for commerce, retail and leisure, with theatres, cinemas and many sports and recreational clubs.

It offers excellent road and rail commuter links to London and Cambridge, whilst the city's "Green Wheel" network of cycle and jogging routes offers almost 45 miles of routes around the city, its riverside and green spaces.

About 7 Park Crescent

A substantial, striking and attractive unlisted three storey Edwardian house within a garden plot of an acre, Beech Lawn offers impressively proportioned accommodation of scale and impact.

The accommodation layout is versatile, whilst period features abound. There are attractive ceiling cornices, fireplaces and solid wood floors, amongst other notable features, together with an overall feel of volume and scale.

As a whole, the house offers three symmetrical bow-windowed formal reception rooms, a spacious and airy modern dining kitchen, with Aga and integrated appliances and up to six generously proportioned bedrooms served by four bath or shower rooms over its three floors. However, with two staircases serving main and secondary entrances, it also allows for the independent use of the second floor flat.



Outside

An 'in and out' driveway (which is used in part by 6 Park Crescent) provides ample private parking to the front of the house and access to a secure gated compound to the front of the double garage.

The gardens are beautiful and mature and lie to the rear of the house. They comprise sweeping formal lawns with mature deciduous beech trees and hedgerow boundaries which ensure a high degree of privacy in this city setting, and extending to an acre in total.

Planning Consent

Peterborough City Council has granted planning consent on appeal for the erection of two detached four bedroom houses at the northern end of the garden following a site visit in August 2019, overturning the initially refused application reference 18/01617/FUL, dated February 2019. However, as an alternative if you prefer, a separate planning consent permits the erection of a large single five bedroom dwelling with detached garage on the same site (ref: 19/01033/FUL, dated 16 September 2019).

Services

Mains water, gas, electricity and drainage are connected. Mains gas fired central heating.

Local Authority

Peterborough City Council. Tel: 01733 747474. Council Tax band G.

Fixtures and Fittings

All curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance Certificate (EPC)

EPC rating: E

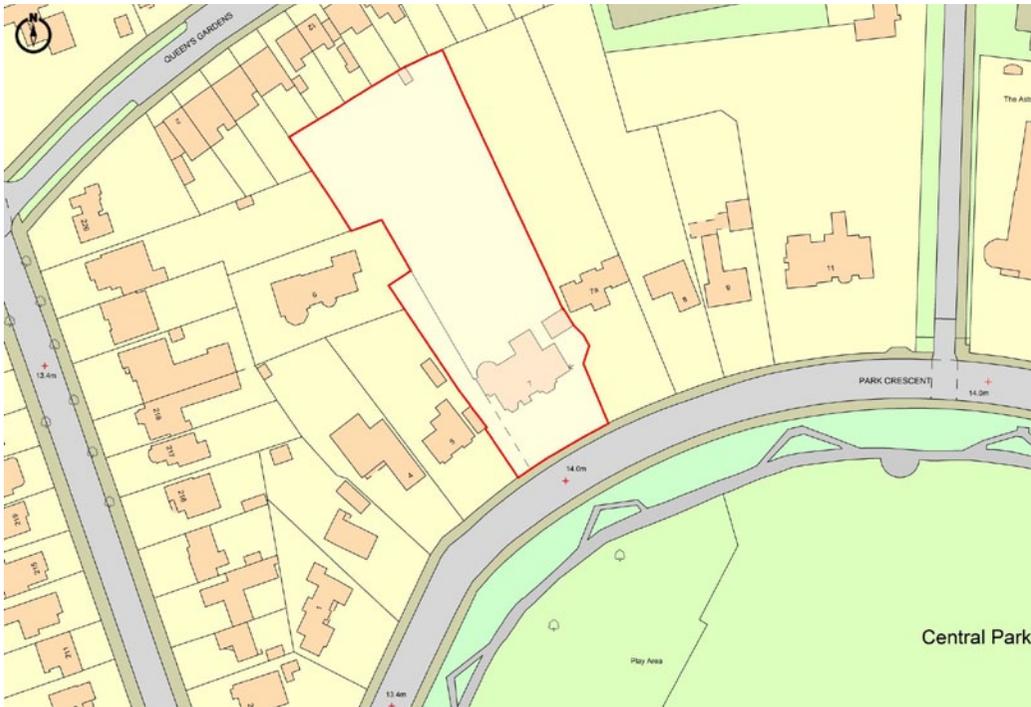
Tenure

The property is for sale Freehold with vacant possession available on completion.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696





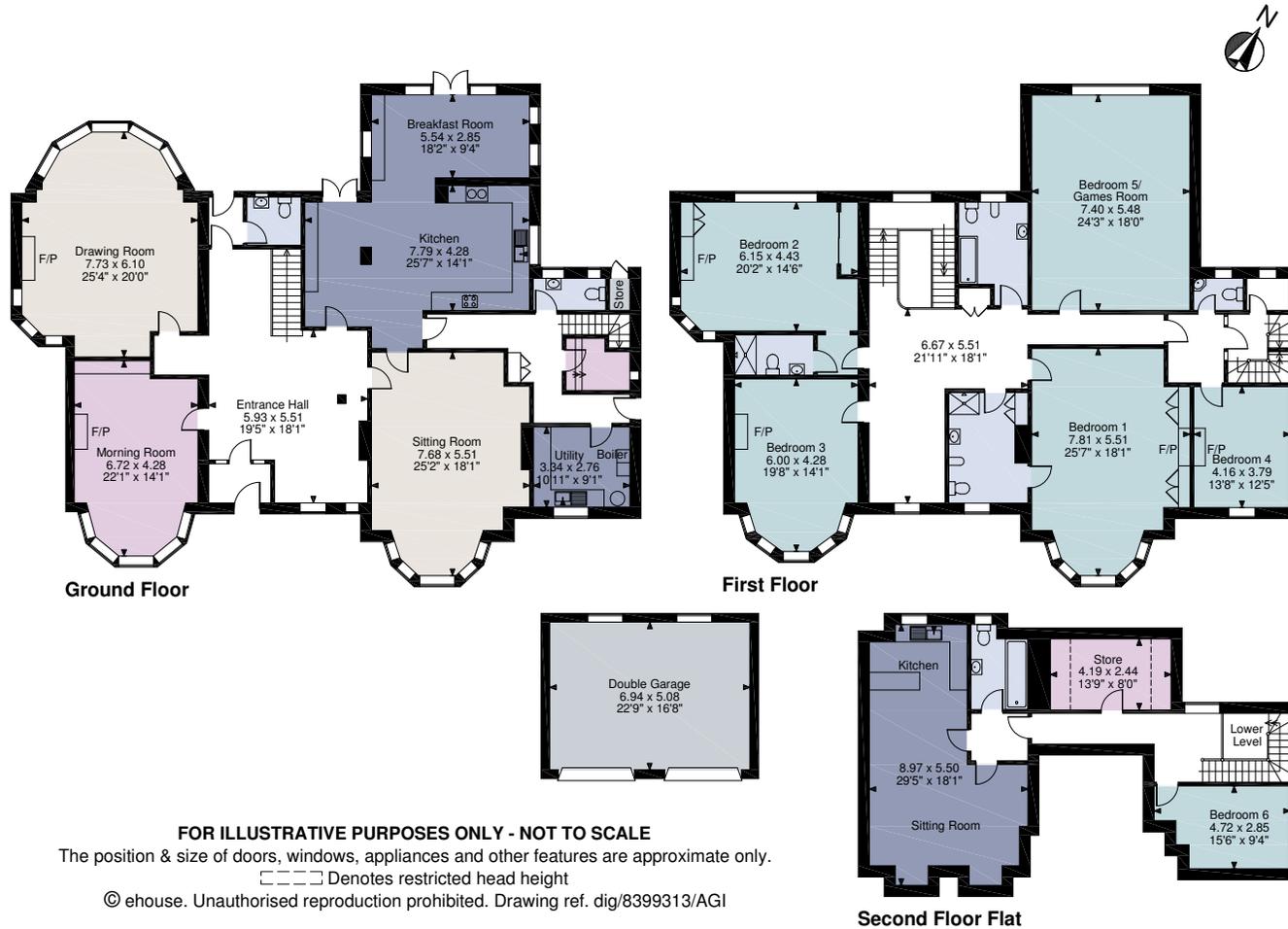
Beech Lawn, 7 Park Crescent, Peterborough, Cambridgeshire PE1 4DX
Main House gross internal area = 5,870 sq ft / 545 sq m
Garage gross internal area = 379 sq ft / 35 sq m



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Ground Floor

First Floor

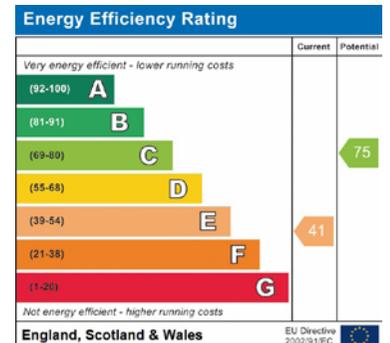
Second Floor Flat

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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