



A CONTEMPORARY WATERSIDE TOWNHOUSE IN A STUNNING AND EXCLUSIVE SETTING WITH DRIVEWAY PARKING, GARAGING AND MOORING RIGHT ON WANSFORD MARINA, OVER WHICH THE HOUSE HAS FINE VIEWS

20 WATERS EDGE, WANSFORD MARINA, PETERBOROUGH, CAMBRIDGESHIRE, PE8 6LH





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Wansford 0.5 miles ♦ Stamford 7 miles ♦ Oundle 8 miles ♦ Peterborough 9 miles (Rail services to London Kings Cross from 51 minutes) ♦ Uppingham 15 miles ♦ Cambridge 37 miles

Entrance hallway ♦ Kitchen breakfast room ♦ Sitting room with balcony ♦ Study ♦ Cloaks/WC Utility ♦ Principal bedroom suite with dressing room & 'Jack & Jill' en suite ♦ Three further double bedrooms (two with waterside veranda access) ♦ Bathroom ♦ Landscaped garden & waterside veranda ♦ Driveway parking ♦ Garage ♦ Marina mooring right

Situation

Waters Edge is a gated development of exclusive properties which wrap around three sides of Wansford Marina on the River Nene, which runs for 88 miles between Peterborough and Northampton.

Wansford village, half a mile north of the marina, is an attractive village with largely stone period houses and the 16th century Haycock Inn, together with two further public houses, village shop and doctor's surgery with pharmacy. 2 miles to the south, the Estate village of Elton has a Garden Centre and Loch Fyne restaurant, among other facilities.

The Cathedral City of Peterborough provides a comprehensive range of retail and sports facilities, and mainline commuter links to London and Cambridge (from 49 mins). Indeed, along with its good commuter rail and road links, the area is also spoilt for choice of excellent schooling. Aside from well-thought of state education locally The Peterborough School and the renowned private schools in the Georgian market towns of Stamford and Oundle are within a 10 mile radius, with Uppingham, Oakham and Kimbolton a little further.

The Property

20 Waters Edge was constructed in 2007 and occupies one of the marina side houses. With a garden to the front of the house and a waterside veranda to the rear, the house provides well-appointed and spacious accommodation over three floors which showcase the attractive marina views from all the principal rooms.

Entered at upper ground level, the lawned garden lies to the front of the house with a driveway, garage and pathway linking around the side of the house to the lower ground floor's waterside veranda terrace, a wonderful waterside entertaining area.





The Accommodation

The front door opens at upper ground level to an oak floored entrance hallway, which passes a cloaks/WC, study and the kitchen breakfast room, to the full width oak floored sitting room from which doors open to a sheltered balcony with views over the marina. The kitchen has an extensive range of wall and base units with integrated appliances and a tiled floor.

The staircase descends to a large lower ground floor hallway, from which a boot room lobby and entrance accesses the side of the house, whilst two generously proportioned marina facing double bedrooms have access to the waterside veranda. A large utility room and family bathroom complete the lower ground floor accommodation.

The first floor is largely occupied by the principal bedroom suite, from which the bedroom has fabulous views over the marina through almost full height picture windows and adjoins a dressing room and an en suite

bathroom, which is 'Jack & Jill' with bedroom 4.

Outside

Electric gates open to the Waters Edge development, to which a private lane leads to the properties. Driveway parking exists at the house leading to its garage, which adjoins the house.

The aforementioned lawned garden lies to the front of the house. The land to the side of the house is common land, but has effectively been used by this property and you can walk around the side of the house to the veranda.

General Information

Tenure: The property is for sale by private treaty with freehold tenure and vacant possession available on completion

Management Company: The common parts and grounds around the marina, along with its moorings, are maintained by a Management

Company, for which there is an annual service charge, which is currently £1000pa

Services: Mains electricity, water and drainage are connected. Oil fired central heating.

Local Authority: Huntingdonshire District Council. Tel 01480 388388. Council Tax Band: E

Fixtures & Fittings: All curtains, carpets and light fittings are included in the sale. Garden statuary are specifically excluded from the sale but may be available by separate negotiation..

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.


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

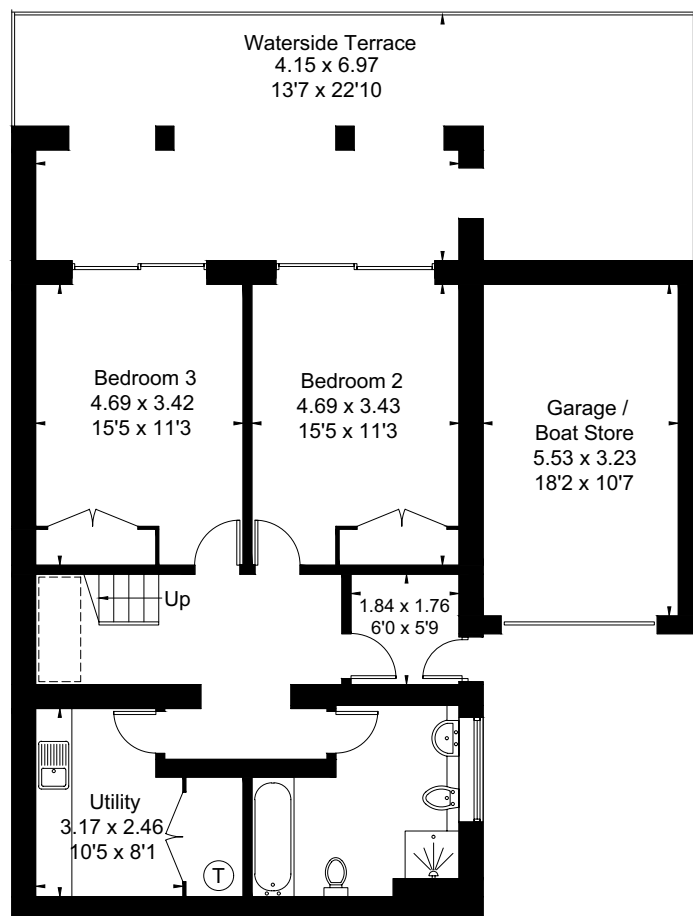
FLOORPLANS

Gross Internal Area (approx) = 218.3 sq m / 2353 sq ft

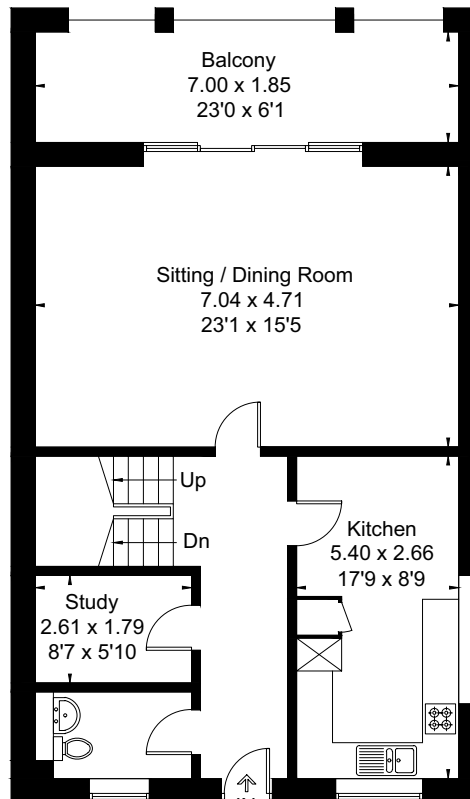
Garage = 18.0 sq m / 194 sq ft

Total = 236.6 sq m / 2547 sq ft

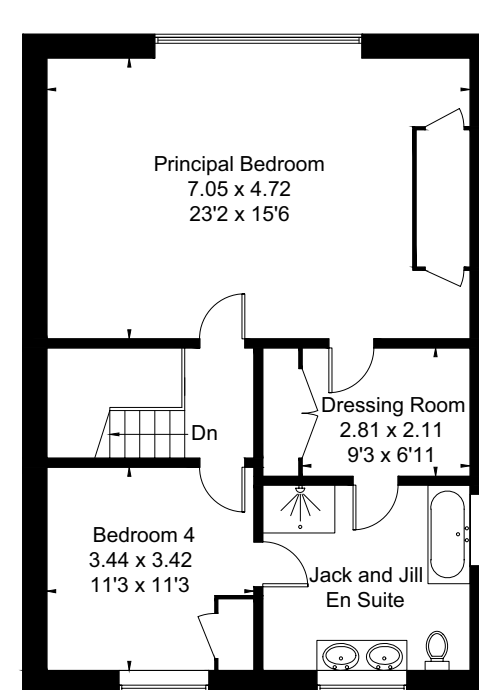
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor



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