



A DETACHED GRADE II LISTED STONE VILLAGE HOUSE WITH EXTENSIVE DRIVEWAY PARKING, DOUBLE GARAGE BLOCK AND A LARGELY WALLED GARDEN, ADJOINING A WOODED SPINNEY

GRAEME HOUSE, 9 GRAEME ROAD, SUTTON, PETERBOROUGH, PE5 7XE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

savills

**GRAEME HOUSE, 9 GRAEME ROAD, SUTTON,
PETERBOROUGH, PE5 7XE**

Entrance hallway ♦ Sitting room ♦ Living room ♦ Dining room
♦ Kitchen ♦ Breakfast room ♦ Utility ♦ Ensuite principal
bedroom ♦ Guest bedroom with dressing room ♦ Four further
bedrooms ♦ Family bathroom ♦ Family shower room

Mileage

Peterborough 6 miles (Rail services to London Kings Cross &
Cambridge from 51 minutes) * Stamford 7 miles * Oundle 11 miles *
Cambridge 40 miles

The Property

A detached stone dwelling in a delightful setting, Graeme House
combines an attractive house with a large walled garden, wooded fringe
and driveway with double garage block.

The headline accommodation summary comprises; four reception
rooms and six bedrooms served by three bath or shower rooms.

In an accessible rural village setting with little passing traffic, it is a
marketable family home within which there is a fabulously versatile
accommodation layout with well-proportioned accommodation, a good
flow and retained period features.

Situation

Sutton is a small village of largely period houses around the parish
church of St Michael & All Angels, to the north west of The Cathedral
City of Peterborough and 2 miles from the villages of Castor & Ailsworth.

Peterborough's city centre is just over 6 miles from the village, from
which East Coast Mainline rail services reach London Kings Cross from
51 minutes, with the hourly Midlands Cross Country service between
Birmingham Airport and Stansted Airport, serving Cambridge from 64
minutes.

The area is also blessed with a choice of renowned state and public
schooling. The neighbouring village of Castor has an Outstanding
Ofsted rated primary school. The Peterborough School, an Outstanding
Ofsted rated Independent School is 6 miles away, with Stamford
Endowed Schools 7 miles north and Laxton Preparatory and Oundle
Schools 11 miles west, amongst others.

Accommodation

The front door opens into an entrance stairwell hallway which is flanked
by three of the reception rooms, a family shower room and the kitchen.

The sitting room is an impressive triple aspect room with French doors
opening to the gardens, and a wood burning stove within a large brick
chimney breast. The dining room and living rooms overlook the front
forecourt garden and are pleasant symmetrical reception rooms.

The kitchen is a large ceramic tile floored room with a fitted oak fronted
suite arranged around a stainless steel gas double oven range cooker.
The kitchen is open to an large adjoining breakfast room, from which



two sets of French doors open to the sunken terrace. Alongside the kitchen, and with a secondary external door to the front driveway, a large utility room has plumbing for white goods and houses the central heating boiler.

At first floor, the six bedrooms are all generous doubles, each with an attractive outlook over the garden or across the village's lane. The principal bedroom has an ensuite shower room and fitted wardrobes, whilst a central landing games/play room provides access to the guest bedroom and bedroom three, from which external steps descend to the upper garden. Bedrooms two to six are served by the family bathroom, along side which is a secondary cloaks/WC.

Outside

The tarmacadam driveway adjoins the house, passing along its gable end to a turning sweep and the double garage block to the rear of the house.

The garden lies to the side and rear of the house and its garage. Largely walled, the gardens are lawned with a backdrop to woodland, a portion of which is within the Title. As such, the gardens have a high degree of privacy, are perfectly orientated for the day's sunshine and have a vibrant and interesting backdrop. They are also fabulous for entertaining with upper and lower terraces, the lower terrace adjoining the house, with access to the hallway and breakfast room.

Services

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

Local Authority

Peterborough City Council t: 01733 747474

Fixtures & Fittings

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

Energy Performance Certificate (EPC)

EPC rating: Exempt.

Agent's Note

Interested parties should be aware that the sellers are related to a Savills employee.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford T 01780 484696 or Woodford & Co Oundle T 01832 274732

Date of Photography & Particulars: July 2018

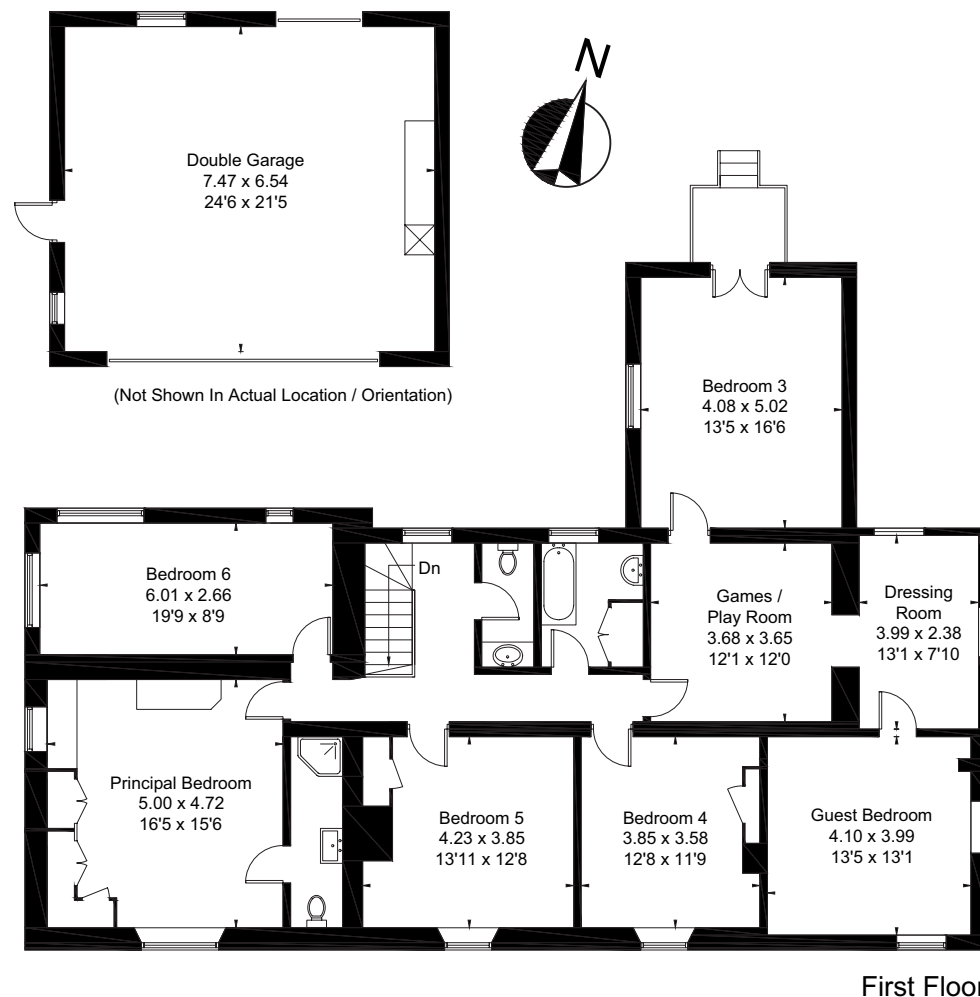
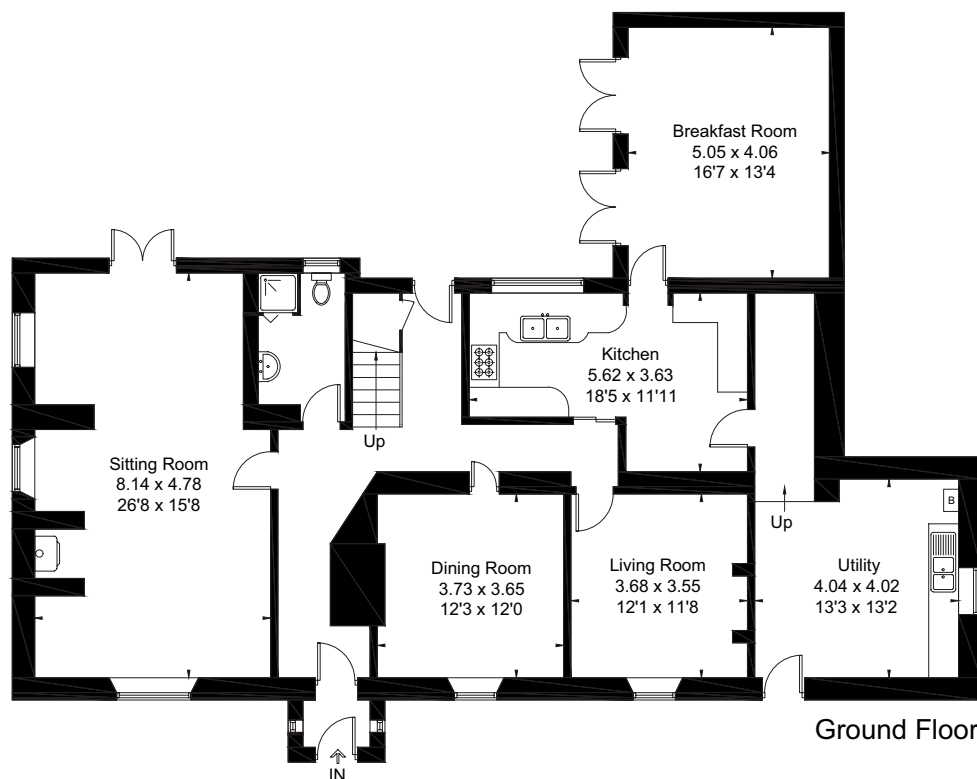


FLOORPLANS

Gross Internal Area (approx) = 329.0 sq m / 3541 sq ft

Garage = 48.8 sq m / 525 sq ft

Total = 377.8 sq m / 4066 sq ft



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