A VICTORIAN RECTORY WITH COACH HOUSE AND OUTBUILDINGS WITHIN PRIVATE GARDENS OF 0.74 OF AN ACRE AND WITH ATTRACTIVE VIEWS TO ST PETER’S PARISH CHURCH

THE OLD RECTORY, 42 CHURCH STREET, YAXLEY, PETERBOROUGH, PE7 3LH
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Rectory: Entrance hallway • Four reception rooms • Snug • Kitchen/breakfast room • Utility • Six double bedrooms • Three bath or shower rooms
Coach house: Kitchen • Living room • Bedroom/office • Store room
Gravelled driveway and turning sweep • Single garage • Stables outbuilding • Landscaped garden surrounds • 0.74 of an acre, or thereabouts.

Mileage
Peterborough Station 6.5 miles (Rail services to London Kings Cross & Cambridge from 51 minutes) • Oundle 12 miles • Stamford 15 miles • Huntingdon 18 miles • Cambridge 32 miles

Situation
Located on Church Street, an attractive street of largely period properties on the southern edge of Yaxley, The Old Rectory is set back and slightly elevated from the street, with views over it to St Peter’s Parish Church. Yaxley is a well-serviced Cambridgeshire village, which caters for most day to day shopping and retail needs, whilst it is also well placed for commuting and to several of the area’s renowned schools.

The Cathedral City of Peterborough’s centre is just 6.5 miles to the north, to which there is excellent vehicular access and 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 state and public schooling. Yaxley has an infant Montessori, two primary schools and an Academy secondary school. Further afield, The Peterborough School, an Outstanding Ofsted rated Independent School is 6 miles north, with Laxton Preparatory and Oundle Schools 12 miles west and Stamford Endowed Schools 15 miles to the north, amongst others.
The Property
A striking unlisted south-west facing former Rectory on the edge of Yaxley, from which there are attractive views to St Peters Parish Church, The Old Rectory offers classically proportioned accommodation comprising four reception rooms and six bedrooms served by three bath or shower rooms over two floors.

Set back from the village’s street and with extensive parking, The Old Rectory is surrounded by mature gardens of almost three quarters of an acre, which ensure good privacy. The connected coach house additionally offers obvious potential for office accommodation, as currently laid out, or as an ancillary flat or cottage, subject to necessary consents.

The dwelling’s proportions retain the grace of the Victorian era with symmetry and high ceilings, large windows and period features throughout, including some beautiful fireplaces, cornices and ceiling roses.

Contrasting with this, the property has modern wiring and air source central heating, additionally augmented by a mains gas system. In addition, solar panels supplemented the electrical use with a feed-in tariff. Indeed, through the current RHI and feed-in tariffs, the sellers have found The Old Rectory an almost sum-neutral house to run.

Accommodation
The wide entrance hallway passes an attractive oak staircase and provides access to all the reception rooms. All are spacious and symmetrical rooms with high ceilings and large windows, and with attractive period fireplaces. The principal drawing and dining rooms are fabulous dual-aspect rooms with large bay windows, with a door from the dining room to the garden. The study and family room are south facing, with views to the church.

The snug connects to the large clay tile floored kitchen/breakfast room, which has a well-appointed hand-made wooden suite with wooden worktops, double-Belfast sink and double oven gas-fired Aga, with an external door to a south-east facing courtyard, framed by the utility room and coach house wings.

At first floor, the six bedrooms are all generous doubles, each with a lovely outlook. Bedrooms one and two, which flank an ensuite bathroom, have been used as the principal suite with dressing room, by the sellers, with two family bathrooms (one first and one ground floor) serving bedrooms three to six.

Outside
The gravelled driveway adjoins the house to the east, and passes the dwelling to an extensive turning sweep to the area of the garden where the garage is located.

The gardens are a delight and surround the house, extending to almost three quarters of an acre in total. Largely lawned, the gardens have an array of mature deciduous and fruit trees, coupled with yew and redwood trees offering a vibrant backdrop, together with screening and privacy.
General Information

**Services:** Mains electricity, water, drainage and gas are connected. Air source central heating, augmented by a mains gas back-up system. Solar panels.

**Local Authority:** Huntingdon District Council t: 01480 388388
Council Tax Band: G

**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: F

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

**Date of Photography:** Summer 2017
**Date of Particulars:** March 2018
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