



**A SUBSTANTIAL AND UNLISTED FORMER RECTORY OF 1857, WITH COACH HOUSE,
WITHIN GARDENS OF CIRCA AN ACRE AND VIEWS TO FARMLAND**

THE OLD RECTORY
11 STATION ROAD, HOLME, PETERBOROUGH, PE7 3PH

savills

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Entrance hallway ♦ Three reception rooms ♦ Kitchen ♦ Utility
Cloakroom ♦ Principal bedroom with large en suite
Five further double bedrooms ♦ Family bathroom
Family shower room ♦ Gated driveway & Turning sweep
Double stone garage with car port ♦ Stables and workshop
outbuilding range ♦ Landscaped gardens
0.96 of an acre, or thereabouts

Yaxley 3.9 miles, Sawtry 4.6 miles, Peterborough 13 miles
(Rail services to London Kings Cross from 47 mins), Huntingdon 13.1
miles (Rail services to London Kings Cross from 69 minutes) Stamford
18 miles, Cambridge 32 miles

Location

Holme is an attractive rural village surrounded by Cambridgeshire
farmland, but is equi-distant from Peterborough and Huntingdon
railway stations, each with their commuter services to London. The
village has a well thought of public house, The Admiral Wells and a
Church of England Primary School, whilst the village hall provides a
base for several local interest groups, including Scouts and youth
groups. It is an active village.

The Cathedral City of Peterborough's centre is just 13 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.

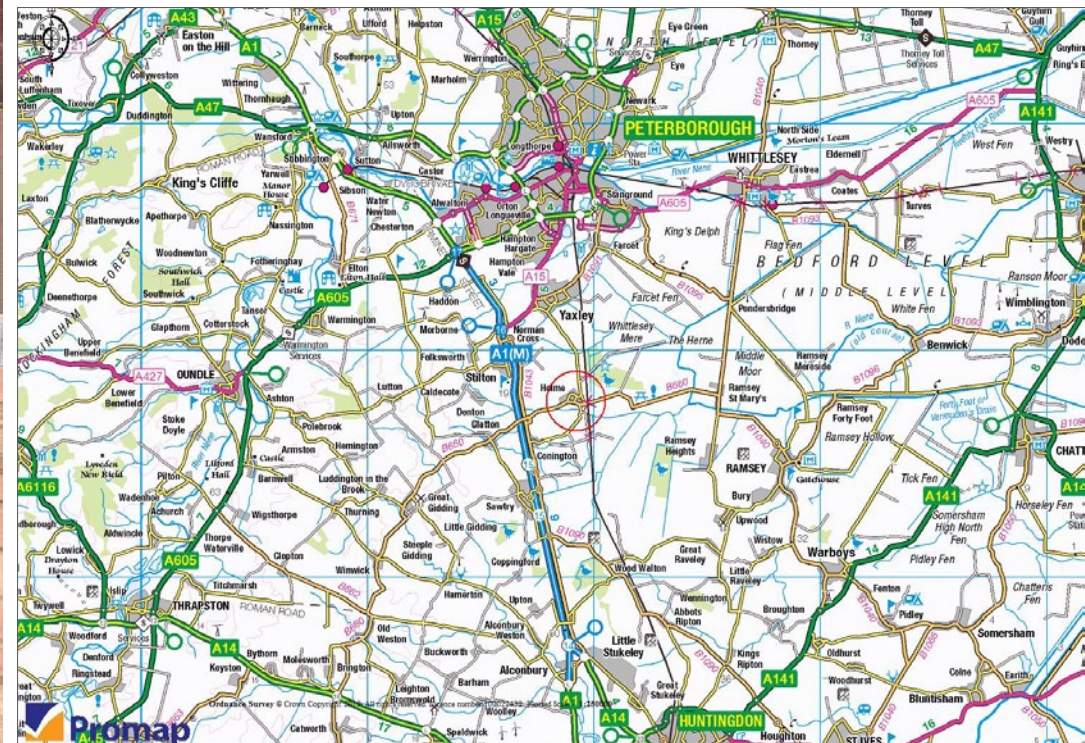
The area is also blessed with a choice of renowned state
and public schooling.





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The village's Primary School is well thought of and holds an Outstanding SIAMS rating, feeding secondary education at Sawtry Village Academy, 3 miles away. Further afield, The Peterborough School, an Outstanding Ofsted rated Independent School, Laxton Preparatory and Oundle Schools are each within 13 miles north and north respectively, with Kimbolton and Stamford Endowed Schools both within 18 miles.

The Old Rectory

The Old Rectory is an attractive and striking unlisted property which occupies a prominent position on the edge of the village within gardens of circa an acre.

Dating from 1857, the period house retains the grace and elegant proportions of its era with spacious, symmetrical principal rooms with period fireplaces and cornices, high ceilings and a bright interior lit by large sash windows that offer views of the village, garden and setting, coupled with spacious double bedrooms.

With a generous reception hallway, three formal reception rooms and six bedrooms over three floors, extending to over 3,600 square feet on the floor plan, all within an acre of gardens, The Old Rectory is a fabulous family home. The former coach house and stables provides garaging and storage, but are thought by the sellers to have potential, subject to consents, for further ancillary accommodation.

Accommodation

The wide entrance hall opens to the bottom of an attractive oak staircase, with access to the three reception rooms, the utility and cloakroom, and a large tiled kitchen. The spacious Drawing and Dining room both boast dual-aspect bay windows with original period fireplaces, whilst the triple-aspect sitting room provides views of the attractive landscaped gardens.

The first floor comprises of the impressive master bedroom with en suite, three further double bedrooms and a family bathroom with an additional shower room. On the second floor, two more double bedrooms reside with loft and roof access.



Outside

The landscaped garden stretches around the front and sides of the property, with pear, apple and plum trees among its lawns. A gated driveway provides access to the double stone garage, car port and various outbuildings, which include stables, a workshop and original gig store. An attractive garden room sits on the stone patio, a wonderful summer spot.

The property resides in almost an acre of gardens.

General Information

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

Local Authority: Huntingdonshire District Council t: 01480 388388.
Council Tax Band G

Fixtures and Fittings: All carpets, curtains, chandeliers and light fittings are included within the sale.

Energy Performance Certificate (EPC): G

Tenure: Freehold

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

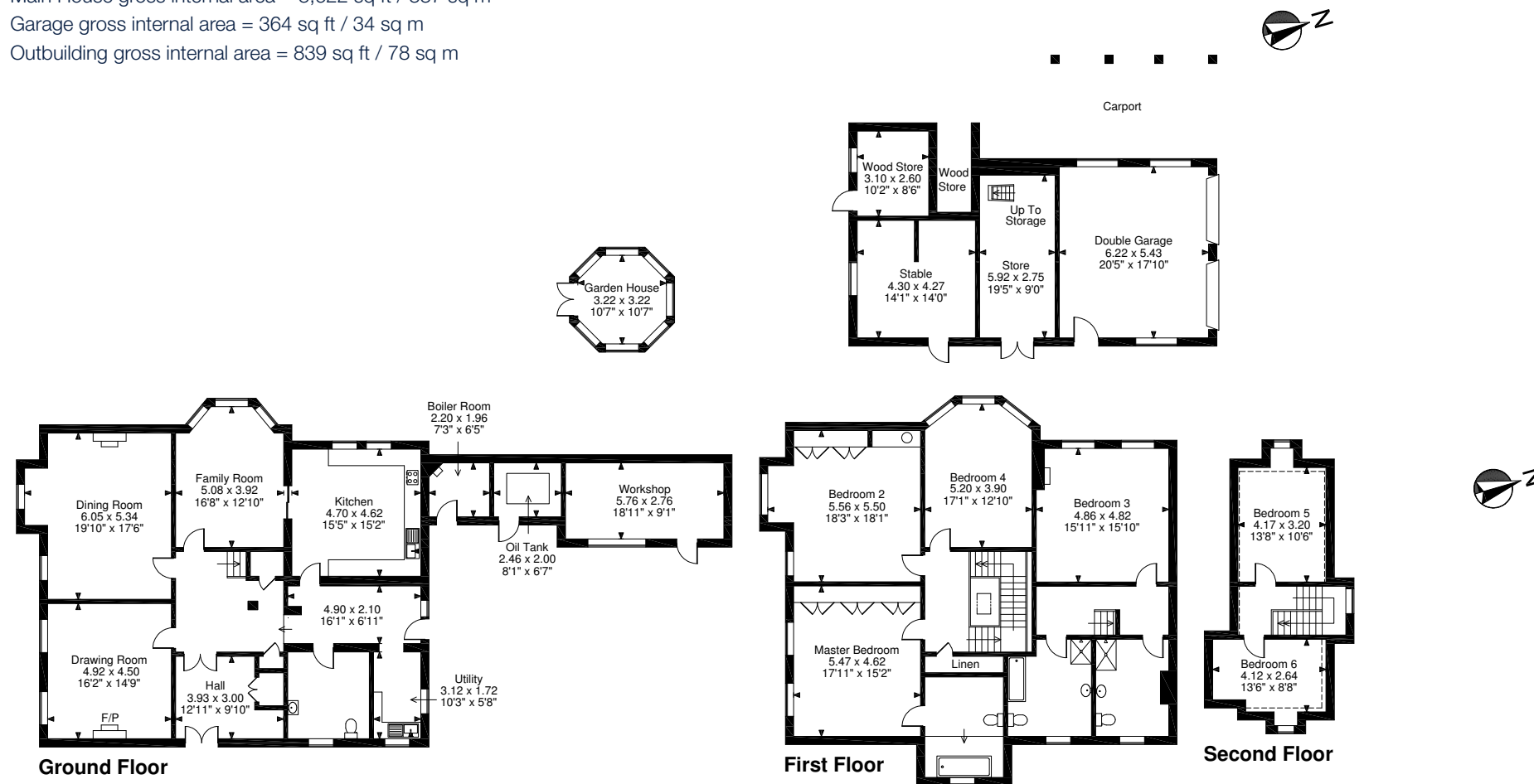


FLOORPLANS

Main House gross internal area = 3,622 sq ft / 337 sq m

Garage gross internal area = 364 sq ft / 34 sq m

Outbuilding gross internal area = 839 sq ft / 78 sq m



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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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