



A listed Victorian tower in about 3.5 acres

Fletton Tower, Queens Walk, Peterborough PE2 9AB

Freehold





Reception hall • Morning room • Play room • Kitchen family room • Butler's pantry/Cloakroom • Drawing room Snooker room • Dining room • Utility room • Tower room Office Basement & wine cellar • Principal suite with dressing room & en suite • Six further bedrooms • Family bathroom • Stable block • Out buildings • Triple garage

Local Information

Fletton Tower is situated off Queens Walk in the heart of Peterborough. This discreet position means the house is screened from the main road offering privacy throughout the grounds and gardens.

The house is just over a mile from the main shopping district, city centre Cathedral and all the bars and restaurants Peterborough has to offer. Schooling in the area is well catered for with The Peterborough School and The Kings School within the city itself. A short drive away are the public preparatory schools in Stamford, Oundle, Oakham and Uppingham.

About Fletton Tower

The house offers extensive and well-appointed accommodation and has been reroofed, electrically rewired and re-plumbed in recent years. Where possible, many of the windows have been replaced and fitted with secondary glazing. Fletton Tower is a period family home, modernised for contemporary living.

On entering the property into the tiled and flagstone hallway, the impressive cantilever staircase gives an immediate glimpse into the grandeur and style of the home.

The stained glass windows have been cleaned and refitted, and the original painted ceiling carefully restored. The striking dining room offers a large entertaining space with unique original fireplace and double aspect, full height windows complete with original, working shutters. The morning room is peaceful and flooded with light, with original fireplace and double height windows.

The kitchen and family room provides a modern space for open plan living with bi-fold doors opening onto a walled courtyard. The kitchen was refitted in 2010 and benefits from granite worktops, central island unit, Mercury range cooker, Wolf extractor fan, Sub Zero fridge freezer and Belfast sink.

The room features vaulted ceilings with glazed skylights, under floor heating, and an original servants hatch. The utility room, which was formerly the coal bunker, is accessed from the kitchen and has a Belfast sink and washing machine, along with fitted wardrobes for cloaks and boots. The walk in pantry is also accessed from the kitchen and is fitted with wooden worktops.



The Victorian snug room at the end of the dining area has an original fireplace and working shutters to the sash windows.

The property also benefits from a play room, drawing room and snooker room as well as a large basement and wine cellar.

The open staircase rises to a split level first floor from which the galleried landing leads to the principal suite, with en suite bathroom and dressing room, as well as bedrooms two, three, four and five. These bedrooms are served by the family bathroom. Bedrooms six and seven, together with the home office and tower rooms, are accessed from a secondary split level landing. The rear staircases provide access to the tower above and down to the playroom and pantry.

Outside

A sweeping gravel driveway leads to the property where a large garden, laid to lawn, runs parallel providing the front gardens. Through a delightful archway and surrounded by impressive mature trees, is the second largest lawned area. The second driveway access runs alongside this laid to lawn area. In all the property sits in approximately 3.5 acres.

A gravel and partially paved driveway surrounds the tower and connects the different outdoor features. A large triple garage sits towards the rear of the property.

A gated, walled garden lies to the right of the house with a large vegetable patch and impressively spacious greenhouses.

There are various outbuildings connected to the main tower, including a two storey stable block and a small outdoor workshop that is currently used as a potting room.

Local authority

Peterborough City Council.
Tel 01733 747474.
Council tax band G

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.

Date of Photography

May 2019

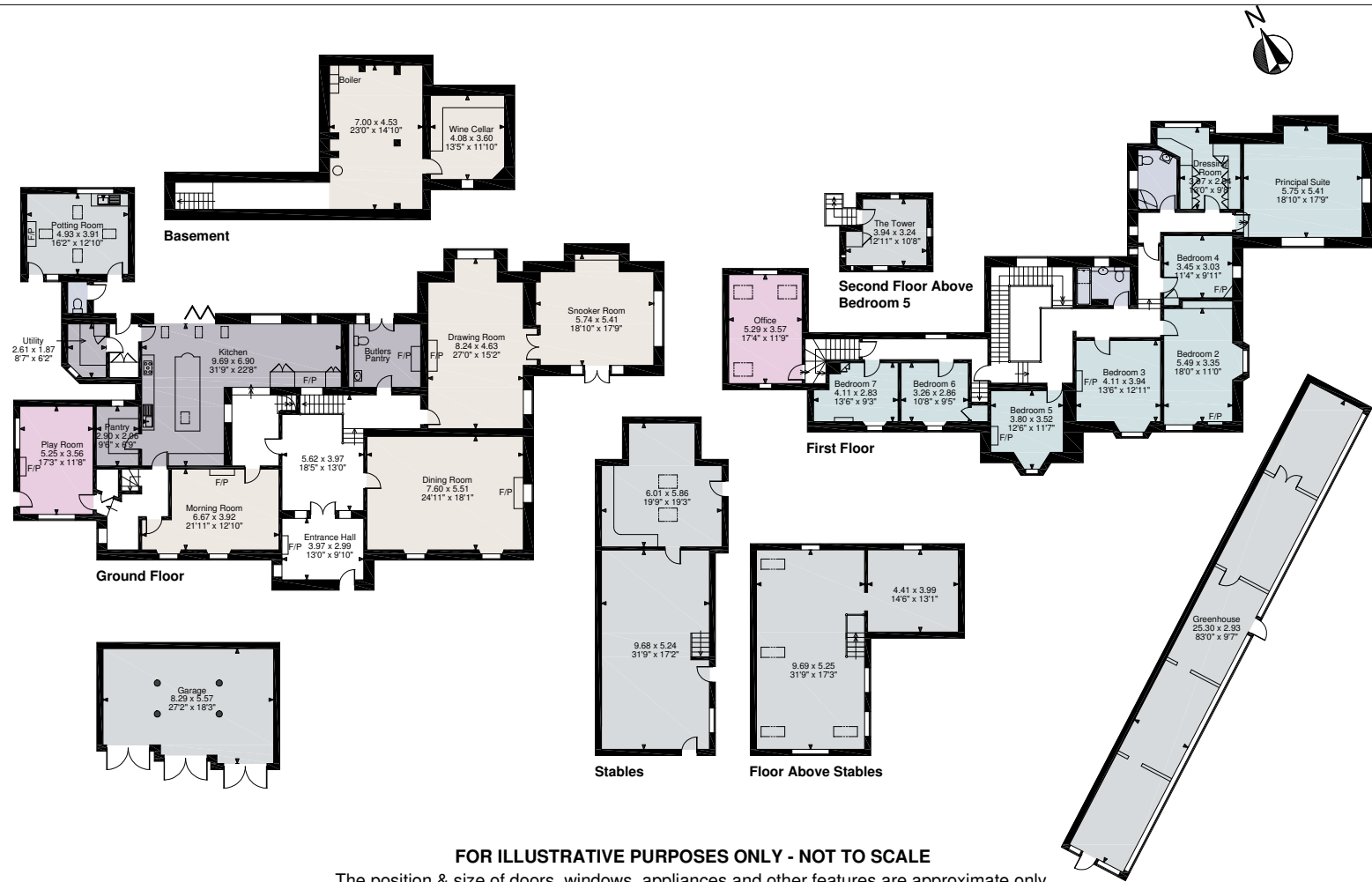
Date of Particulars

June 2019





Queens Walk, Peterborough
Main House gross internal area (approx) 6,274 sq ft / 583 sq m
Garage gross internal area 458 sq ft / 43 sq m
Stable Building gross internal area 1,608 sq ft / 149 sq m
Greenhouse gross internal area 798 sq ft / 74 sq m



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