



A BEAUTIFULLY APPOINTED, DETACHED PROPERTY BUILT IN 2015 FINISHED TO AN EXCEPTIONALLY HIGH STANDARD, WITH APPROXIMATELY THREE ACRES OF LAND

ROSE COTTAGE, 28 FELDALE LANE, COATES, WHITTLESEY, PETERBOROUGH PE7 2ED



A BEAUTIFULLY APPOINTED PROPERTY WITH PRIVATE GATED DRIVEWAY, GARAGING AND APPROXIMATELY THREE ACRES OF LAND

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Entrance hallway ♦ Open plan kitchen breakfast room
♦ Sitting room ♦ Utility room, pantry and cloakroom ♦ Study
♦ Principal bedroom suite with dressing area and en suite
♦ Three further double bedrooms ♦ Family bathroom
♦ Landscaped garden ♦ Driveway ♦ Garage ♦ Paddock land

Mileage

Eastrea 1.1 miles | Whittlesey 2.7 miles | Peterborough 9.4 Miles
(Rail services to London Kings Cross from 51 minutes) | Huntingdon
21.1 miles | Cambridge 37.7 miles

Situation

Feldale Lane is situated on the edge of the village of Coates which is just three miles from Whittlesey. Coates itself offers a number of local amenities including church, primary school and three public houses.

The Market Town of Whittlesey lies six miles east of the Cathedral City of Peterborough to which it is connected by road, the 'Green Wheel' cycle network (five miles to the centre of the city) and by railway, with regular services to Peterborough from 11 minutes and to Cambridge from 62 minutes.

The town is well-served. It caters for most retail and leisure activities, whilst Peterborough (six miles) offers a wider range of retail outlets, including the Queensgate Shopping Centre, cinema and ice skating, with East Coast Mainline commuter services to London Kings Cross from 51 minutes.

Schooling is well catered for in the area. There are primary schools and community colleges in Whittlesey itself, whilst the well-thought of The King's School and The Peterborough School in Peterborough are nine miles away.

The Property

Rose Cottage was constructed in 2015 by the current owners for a self-build project. The stone built house provides spacious accommodation throughout with a well appointed kitchen, bath and shower room fittings and an air source central heating system.

This is a splendid home and the additional paddock land to the back of the house is an added benefit.



The Accommodation

The front door opens into a large hallway with the fourth double bedroom and en suite shower room immediately to the left. To the right the study is situated en route to the main sitting room, which is spacious and dual-aspect, with bi fold doors offering a glimpse of the views beyond the garden.

The sitting room is open plan to the kitchen breakfast room, which is fitted with a well-appointed and extensive suite, incorporating integrated appliances and central island which includes a SMEG range oven. The kitchen has a vaulted ceiling with Velux windows and almost fully glazed gabled window which provides far reaching views of the garden and open farmland beyond. The walk in pantry, spacious utility/laundry room and downstairs cloakroom complete the ground floor accommodation.

A staircase rises from the entrance hallway leading to the first floor with principal bedroom suite, including en suite bathroom and dressing area, along with bedroom two, also with en suite bathroom and bedroom three, which is served by the family bathroom.

Outside

The property is accessed via electric gates with gravelled driveway offering ample parking. There is a good size garage which provides access from the front to the back of the property as well as a side gate to the right hand side of the house. The garage benefits from power and boarded mezzanine floor for storage.

To the rear of the house there is a small, fenced courtyard patio leading off the utility area, whilst the extended patio dining area to the right of the property is accessed from the kitchen via bi fold doors. The garden is complete with gravel pathways and is laid to lawn, with extended paddock land accessible to the north of the house via a gated fence.

General Information

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

Services: Mains water, electricity and drainage. Air Source heating system.

Local Authority: Fenland District Council. Tel : 01354 654321
Council Tax Band: F

Fixtures & Fittings: All curtains, carpets, blinds and light fittings are included in the sale as is the range cooker, dishwasher, retractable hose and washing line.

Garden statuary is specifically excluded from the sale.

Energy Performance: EPC = A

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

Date of Photography & Particulars: May 2019



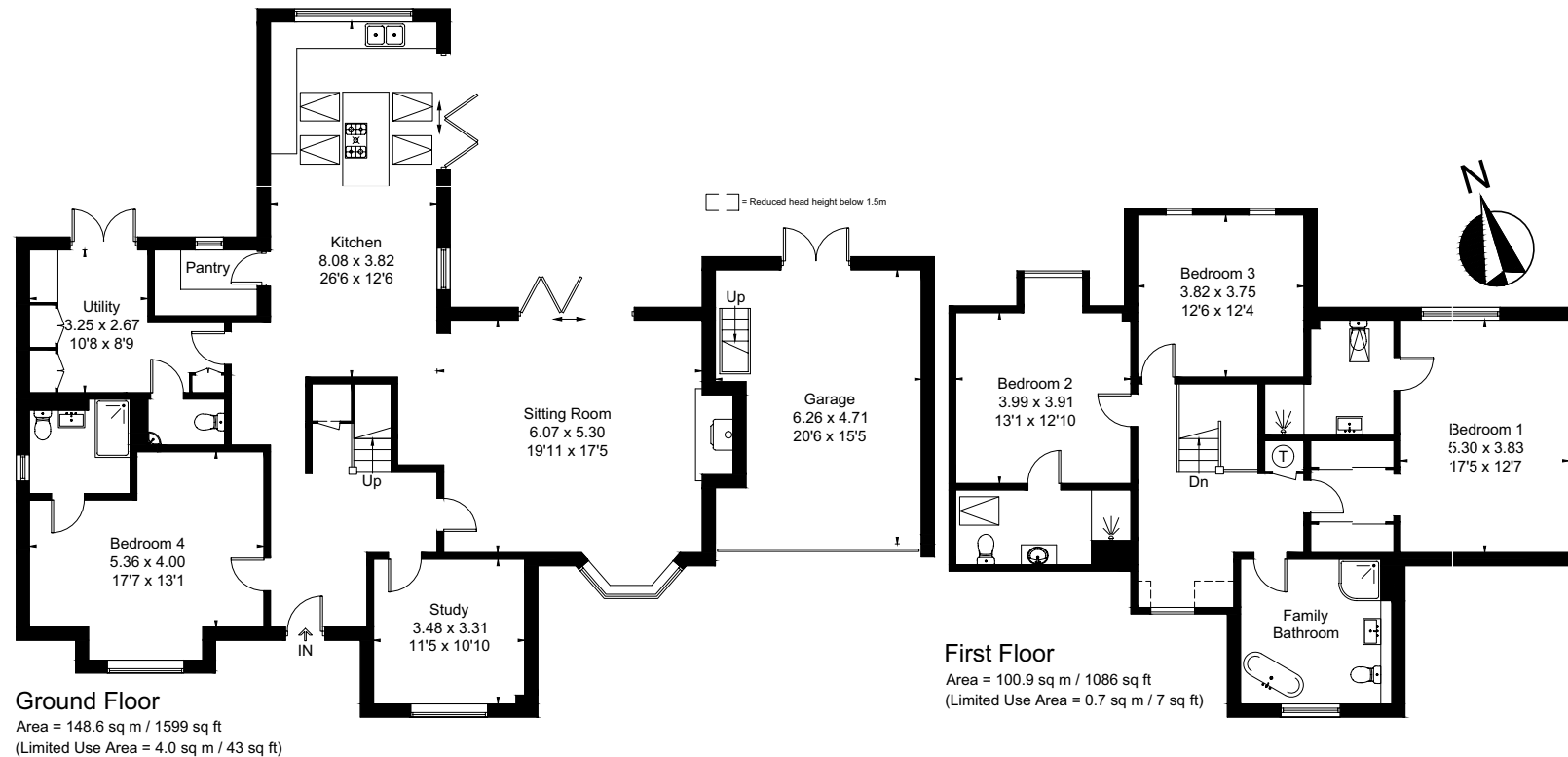
FLOORPLANS

Approximate Area = 249.5 sq m / 2685 sq ft

Garage = 27.8 sq m / 299 sq ft

Total = 277.3 sq m / 2984 sq ft

Including Limited Use Area (4.7 sq m / 50 sq ft)



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