



# A detached village home with generous gardens

**The Chimes, Old North Road, Wansford, Peterborough, Cambridgeshire PE8 6LB**

Freehold





Two reception rooms • Family dining kitchen • Five double bedrooms (three en suite) • Family shower room • Gated driveway • Integral double garage • Mature gardens • Council Tax Band G • EPC rating: E

### Situation

Wansford is a sought after village alongside the River Nene and conveniently positioned for the A1 and A47, along with the cathedral city of Peterborough with its commuter rail services to London Kings Cross and Cambridge (from 50 mins).

The village has several shops and public houses, and a doctor's surgery with pharmacy. Primary schools nearby in Nassington (two miles) and Wittering (four miles) and garden centre in the village of Elton (four miles).

### About The Chimes

Deceptively spacious and beautifully presented, this detached house is centrally positioned within a generous garden, with a gated driveway and integral double garage. It is a lovely home and, in recent years, an award winning B&B. It offers well proportioned accommodation with a good flow and a fabulous 2015 family dining kitchen extension.

The wide entrance hall provides access to a 22' sitting room with open fire, a study and utility with integral double garage beyond. Double doors open to a dining room and the

fabulously appointed kitchen.

The under-floor heated family kitchen offers ample space to relax and entertain, with a contemporary wood burning stove and large oak windows offering attractive garden views. The Neptune kitchen has granite worktops, double Belfast sink, an electric triple oven Aga and large island with breakfast bar, with a larder room alongside.

At first floor level, as befits a successful B&B, the five bedrooms are all elegantly proportioned. Three are en suite, with a modern family shower room serving bedrooms three and five.

### Outside

The electrically gated driveway leads to the house and offers parking for several vehicles, and access to the double garage. The gardens are a delight. Largely lawned and partially walled, they have mature shrubs and a deep woodland garden of mixed species trees ensuring vibrancy, privacy and visual interest.

### Services

Mains electricity, water and drainage with LPG heating

**Photography & Particulars:**  
February 2021





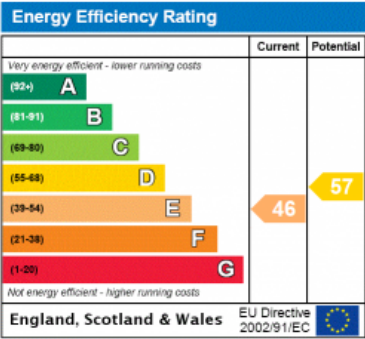




Approximate Area = 277.1 sq m / 2983 sq ft (Excluding Void)  
Garage = 21.8 sq m / 235 sq ft  
Total = 298.9 sq m / 3218 sq ft  
Including Limited Use Area (3.2 sq m / 34 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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