



# A beautifully appointed waterside townhouse

**Waters Edge, Wansford Marina, Peterborough, Cambridgeshire, PE8 6LH**

Freehold





Open plan sitting room with balcony access • Study •  
Principal bedroom suite with dressing room and en suite  
• Three double bedrooms (two with veranda access) •  
Waterside garden • Garage • Mooring Right

### Situation

Waters Edge is a gated development of exclusive properties which wrap around three sides of Wansford Marina on the River Nene. Wansford, half a mile north, is a pretty village with largely stone period houses and the 16th century Haycock Inn, together with two further public houses and village shop. The Cathedral City of Peterborough (nine miles distant) provides a comprehensive range of retail and sports facilities, and mainline commuter links to London (from 49 minutes).

### About 6 Waters Edge

Built in 2016, this detached three storey house provides beautifully appointed and spacious accommodation.

The front door opens at upper ground level to an oak floored entrance hallway. The spacious and visually impressive oak floored sitting room has double doors opening to the covered balcony with views over the garden and marina. The kitchen, with a well-appointed and extensive suite, incorporates integrated appliances and breakfast bar.

The principal suite occupies almost the entire second floor with French doors opening to

a covered Juliet balcony with fabulous south facing views. There are three further double bedrooms and a family bathroom.

The garden is designed for entertaining in a fabulous setting, with seating and dining terraces, extended decking, artificial turf and retained timber sleeper flower and shrub beds complete with an automated irrigation system.

A Management Company oversees the management and maintenance of the common parts and grounds around the marina, with an annual charge.

### Energy Performance (EPC) B

### Viewings

Strictly by appointment through Savills.

### Services

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

### Local Authority

Huntingdonshire District Council. Tel 01480 388388. Council Tax Band G

Date of Photography: February 2019. Date of Particulars: October 2019

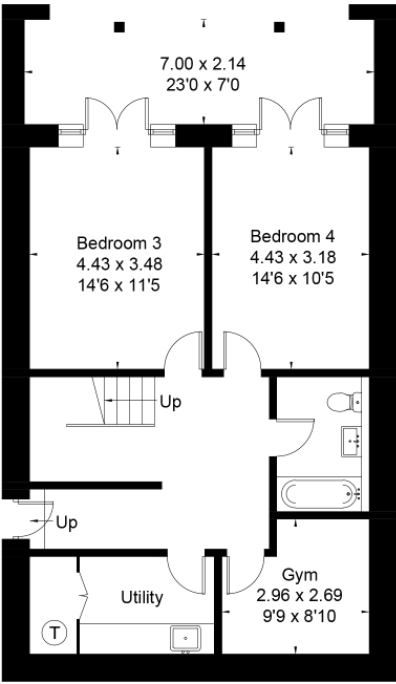




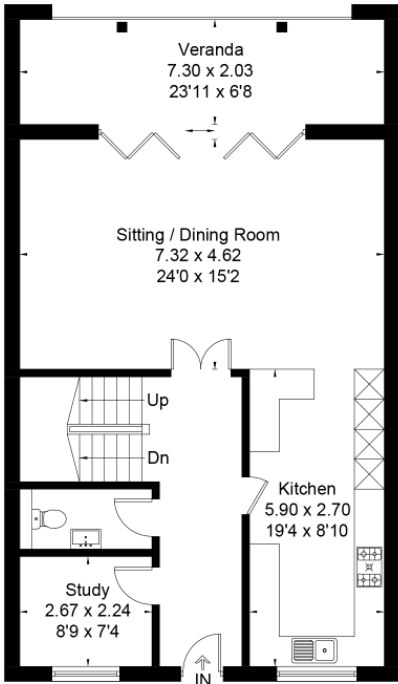




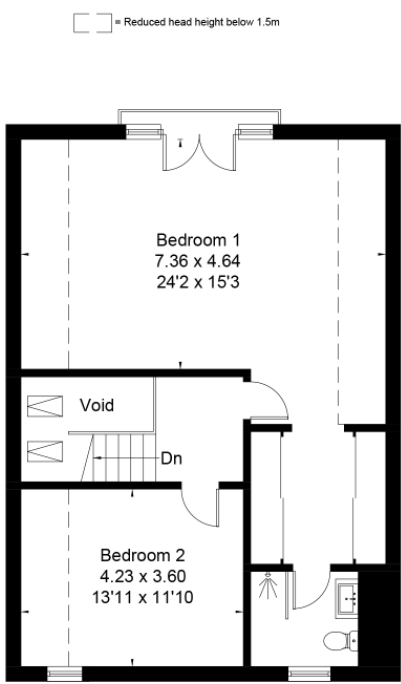
© Fourwalls Group



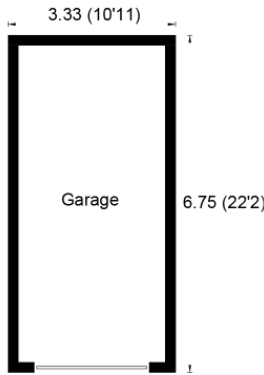
Ground Floor



First Floor

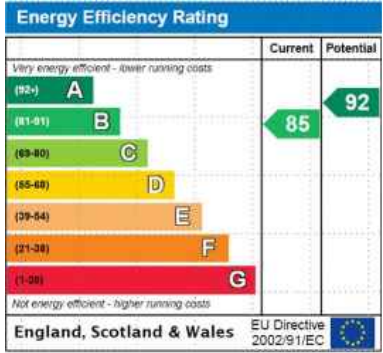


Second Floor



(Not Shown In Actual Location / Orientation)

For identification only. Not to scale. © DATESTAMP



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

