



An elegant period home with delightful gardens

Werrington Hall North, Hall Lane, Werrington, Peterborough, Cambridgeshire PE4 6RA

Freehold





Two formal reception rooms • Family dining kitchen • Utility • Principal En suite bedroom • Five further bedrooms • Family bathroom • Gated driveway • Integral garage • Mature garden • EPC: Exempt

Situation

Werrington was a historic village in its own right which over time has been enveloped by the Cathedral City of Peterborough, to which it is now a northern suburb.

However, the old village retains its character and an older core of stone period houses (of which this is one), close to the village's green.

Werrington offers retail shops and restaurants, supermarket, sports clubs and primary school, whilst Peterborough's city centre, railway station (with East Coast mainline services to London Kings Cross (from 51 mins) and hourly services to Cambridge), and Cathedral are all within four miles by car, or bicycle along the purpose built National Cycle Route 51.

There are abundant recreational opportunities nearby, including a cinema, bowling and sports centres and clubs within the city, as well as the Ferry Meadows Country Park and several golf courses on the outskirts.

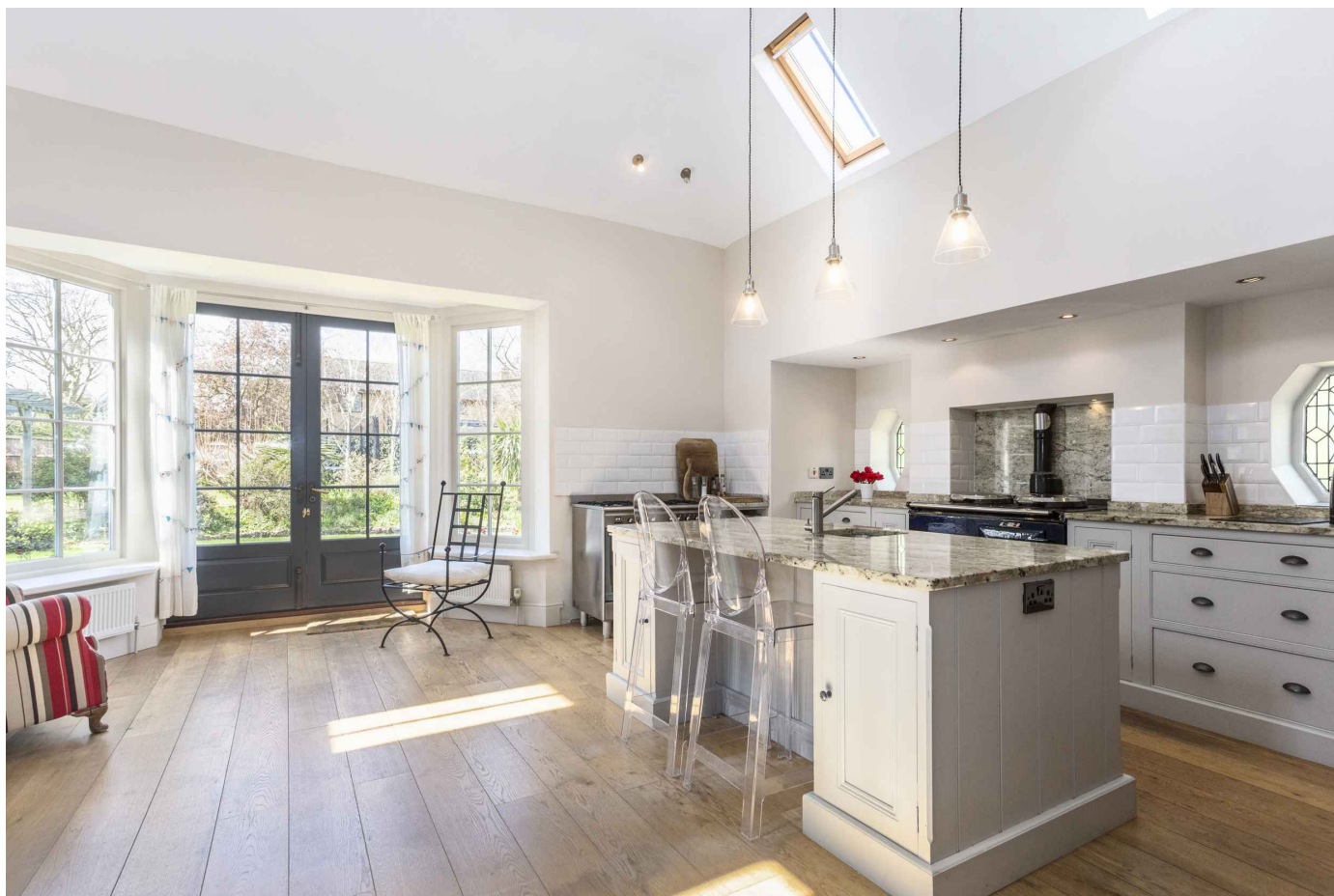
Accommodation

An elegant and modern mid-18th century Grade II listed home, this house forms one half of the original Werrington Hall and offers well proportioned accommodation over three floors.

Entered by the front door into a wide herringbone floored hallway, the sitting and dining rooms, which are both spacious and symmetrical rooms oak floored rooms with plantation shutters, line the frontage of the house. The sitting room has a Clearview wood burning stove. A utility room alongside links to the oversized integral garage, with an electric up and over door.

The tiled floored garden room has attractive views to the garden, with bi-folding doors to an external loggia, offering sheltered seating and an al-fresco entertaining space. It also has access to a cloakroom, with double doors opening to the kitchen.

The vaulted, lantern lit, open plan family kitchen is impressive, with sectioned preparatory, dining, seating and pantry zones.



This room really is the convivial centre of the house. Fitted with a bespoke suite, with base units beneath granite work surfaces, it incorporates a gas double-oven Aga and integrated appliances. A large pantry offers further storage, with oak and granite tops. French doors open to the garden.

At first floor, there are three bedrooms and two bathrooms. The spacious principal suite has a large bay window overlooking the garden, a dressing room and a well-appointed contemporary bathroom with walk-in shower and rolled top bath. Bedroom three is near the newly fitted family bathroom, whilst the 22' dual-aspect guest bedroom has planning consent for a second dormer window overlooking the garden.

At second floor, there is a suite of three further bedrooms, with obvious potential for the creation of a second floor bathroom above the first floor suites.

Outside:

Electric double gates open to the property's gravelled driveway and parking, aside

from the integral and oversized garage.

The garden lies to the west of the house. Landscaped, and believed to have originally been planned for the previous owner by an award winning garden design company, LDA.

The gardens are laid out with a variety of shrub borders and mature plants and trees interspersed between the formal lawns. Terraces are arranged to track the sun, with a large terrace adjoining the covered loggia and garden room.

Services

Full mains services. Gas fired central heating.

Local Authority:

Peterborough City Council.
Tel: 01733 747474. Council Tax band G.

Tenure

Freehold

Energy Performance

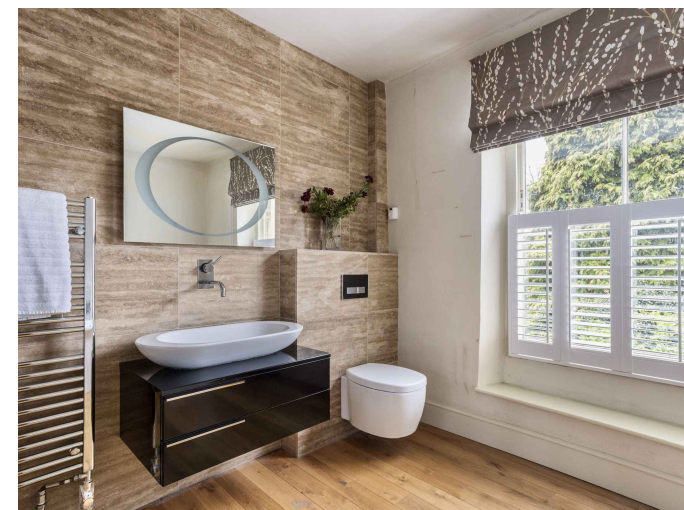
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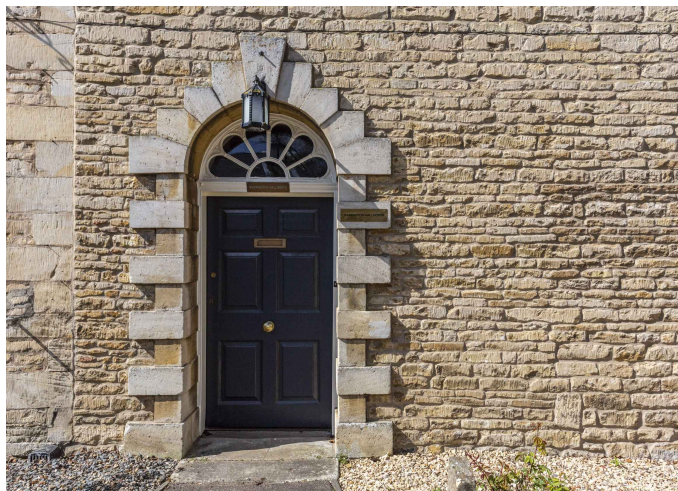
Viewing

Strictly by appointment with Savills.

Date of Particulars &

Photography: April 2021





Approximate Area = 346.8 sq m / 3733 sq ft
Including Limited Use Area (27.0 sq m / 290 sq ft)
Garage = 25.0 sq m / 269 sq ft
Store = 5.8 sq m / 62 sq ft
Total = 377.6 sq m / 4064 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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