



A four bedroom detached with river frontage

Kingfisher House, Riverside Spinney, Wansford, Peterborough, PE8 6LF

Freehold



Reception room • Dining room • Breakfast room • Kitchen
Utility • Cloakroom • Conservatory • Four Bedrooms •
Family bathroom • Shower room • Garage • Gardens •
Private Mooring • EPC = D

Situation/Location

The attractive village of Wansford sits alongside the River Nene, surrounded by beautiful countryside, yet conveniently located close to the A1 and within easy reach of the cathedral city of Peterborough. The village has a post office and local shop, as well as several pubs with accommodation along its main street, with many historic and characterful buildings. Local primary schools can be found in the nearby villages of Wittering and Nassington, while secondary schooling is available in Peterborough and Stamford, including the independent Stamford Endowed Schools and The Peterborough School. The area is well connected by road, with the A1 just half a mile away, regular buses run between Wansford, Stamford and Peterborough for both shopping and schools, while Peterborough's mainline station, eight miles away, provides regular services to London Kings Cross (50 minutes).

The Property

This splendid detached family home has four bedrooms, charming accommodation, and is set in a quiet residential enclave in the village of Wansford. The property has plenty of character, with timber beams overhead and exposed brickwork, while there are also modern fittings throughout. The ground floor has a comfortable sitting room with an open fireplace and French doors leading to the conservatory breakfast room, which welcomes plenty of natural light from its southwest-facing aspect. There is also a dual aspect formal dining room, while the kitchen has stylish contemporary units and integrated appliances. Upstairs there are four double bedrooms, including the principal bedroom with its extensive fitted storage. There is a family bathroom, with dual washbasins and a separate shower unit, as well as a shower room.





Outside

At the front of the property there is a driveway, providing plenty of parking space and access to the double garage. There are also south-facing gardens to the front, with an area of lawn and paved terracing, which is ideal for al fresco dining. A further gravel-covered garden to the front has a variety of shrubs and overlooks the peaceful banks of the passing River Nene.

Energy Performance
EPC rating D

Viewing

Strictly by appointment with Savills. For viewings use the postcode PE8 6LF. You will find the property on your right-hand side.

Photography & Particulars
January 2021

Local authority

Peterborough City Council,
+44 (0)800 389 1977

Council tax

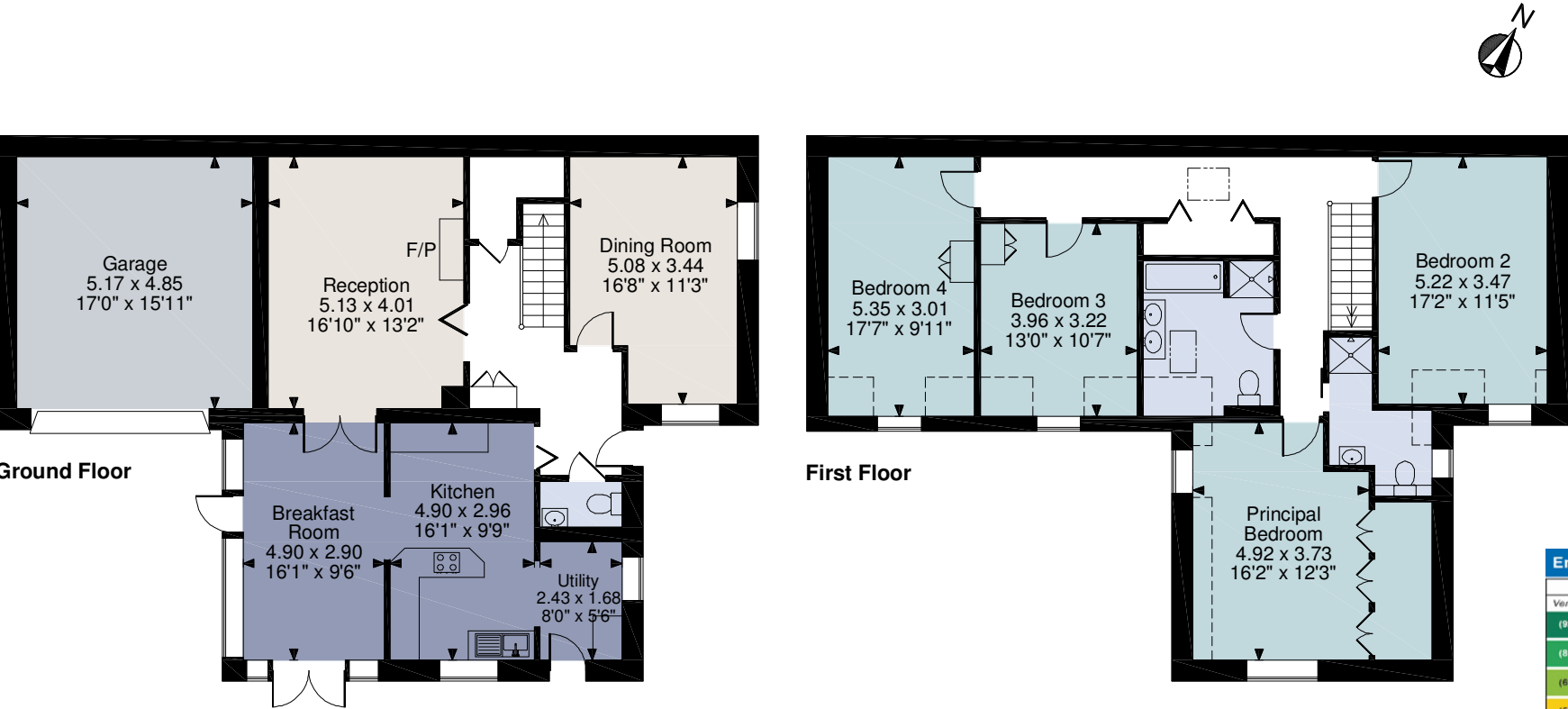
Band E

Services

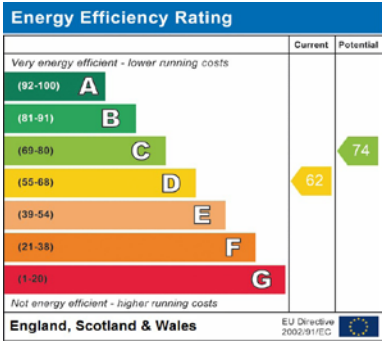
Mains, Electricity, Water &
Drainage
Air source heating



Kingfisher House, Riverside Spinney, Wansford, Peterborough PE8 6LF
Main House gross internal area = 1,963 sq ft / 182 sq m
Garage gross internal area = 270 sq ft / 25 sq m
Total gross internal area = 2,233 sq ft / 207 sq m



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