



A detached family home with flexible living

5 Holmewood, Holme, Peterborough, PE7 3PG

Freehold



Four reception rooms • Kitchen • Two cloakrooms
Principal bedroom with en suite • Four further bedrooms
Family bathroom • Garage • Garden • EPC rating D

Situation/Location

The small village of Holme lies in a convenient position, seven miles south of Peterborough and within easy reach of the A1, yet on the edge of beautiful and expansive fenland countryside. The Village offers access to The Great Fen Project. The village has a local pub, a primary school, a parish church and village hall, while the larger village of Yaxley, three miles away, provides everyday amenities, including a variety of shops and further schooling. Nearby Sawtry has a secondary school, and variety of shops. Peterborough is within easy reach, providing further amenities including shopping, supermarkets and leisure facilities. The A1 is accessible just four miles away, providing easy access to the north and south, with the A14 offering easy access to Cambridge/ Stansted/ The Midlands. While Peterborough's mainline station provides direct services to London King's Cross (1 hour) as does Huntingdon Rail Station.

The Property

Holmewood is a wonderful detached family home, with five bedrooms. It is set in a peaceful residential area, in the desirable Cambridgeshire village of Holme. The property has light, airy and flexible accommodation, with the main ground floor reception rooms all opening onto the sunny southwest-facing garden. The 24ft dual aspect sitting room is an ideal space in which to relax as a family or entertain guests. Access to the garden is

through sliding glass doors.

The fifth bedroom with en-suite cloakroom, has the ability to be developed as semi independent living, with the advantage of a further reception room opening onto the garden. The kitchen and dining room are adjoined in a semi open-plan layout, with the kitchen featuring wooden units and integrated appliances. Upstairs there are four double bedrooms, including the principal bedroom, which has fitted storage and an en suite. There is also a family bathroom.

Outside

At the front of the property, the garden is mostly laid to lawn, with mature hedgerow borders. There is a gravel driveway with parking space for several vehicles, and access to the integrated single garage. The southwest-facing rear garden has an area of paved terracing across the back of the house, which is ideal for al fresco dining, as well as an area of lawn, bordered by flowerbeds, established shrubs and high hedgerow, creating a sense of privacy.

Local authority

Huntingdonshire District Council, +44 (0)1480 388388, Band F

Services

Mains electricity, water and drainage. Oil central heating

Date of Photography & Particulars: March 2021



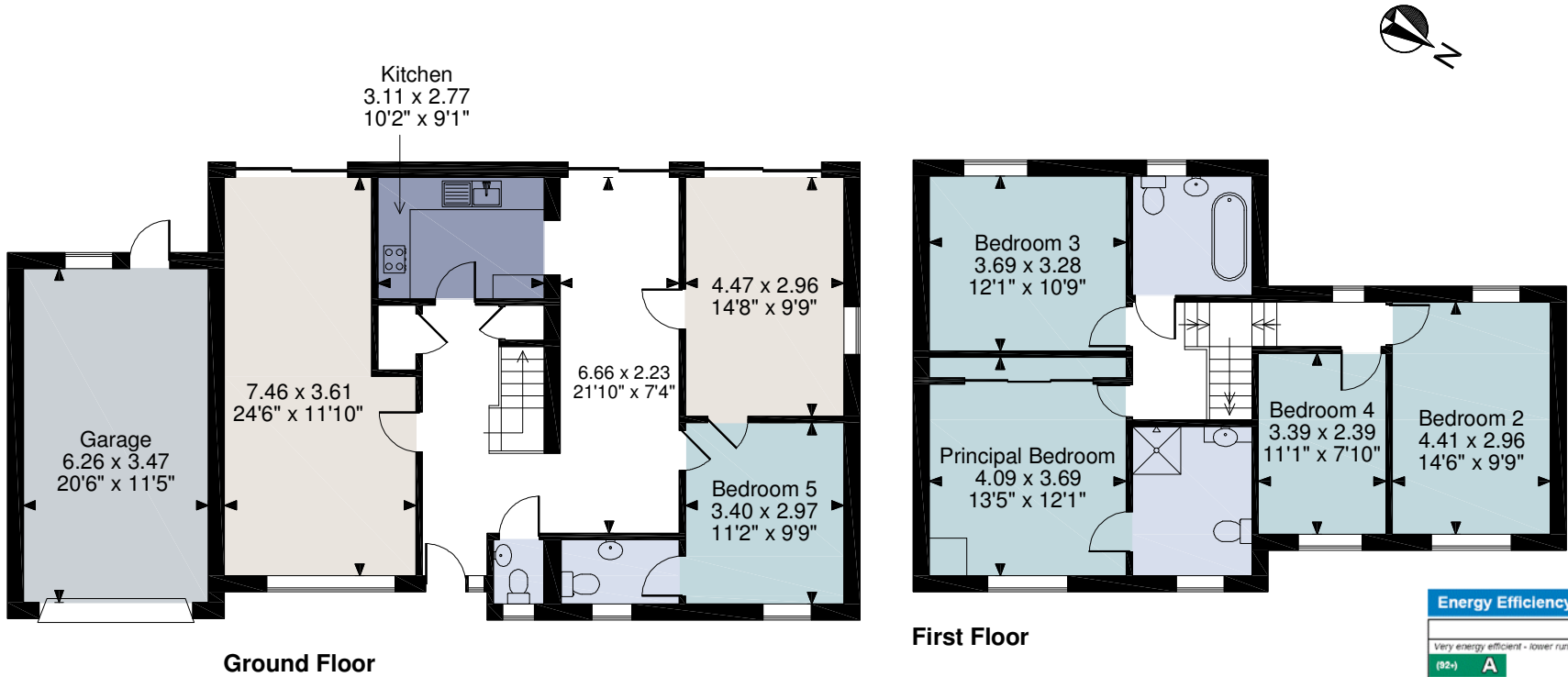


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Total House 159 sq m/1708 sq ft
Garage 22 sq m/234sq ft
Total Gross 180sq m/1942 sq ft

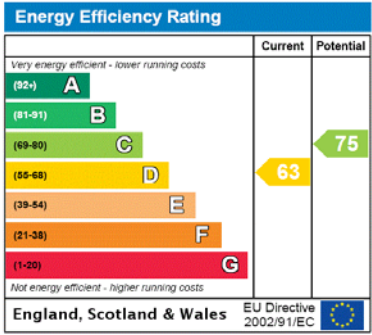
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