



A beautifully appointed marina-side home with mooring

Thorpe Meadows, Peterborough, Cambridgeshire, PE3

Guide Price £985,000 Freehold

savills



Three reception rooms • Cinema • Kitchen/breakfast room • Utility • Music Room • Five double bedrooms (four en-suite) • Family shower room • Gated driveway • Integral garaging • Landscaped gardens • Marina mooring right • EPC: C

Local Information

Thorpe Meadows is an exclusive address alongside Ferry Meadows Country Park, yet within one mile's walk of Peterborough Railway Station in the city's centre.

The Cathedral City of Peterborough is a regional centre for commerce, industry, retail, recreation and leisure, with theatres, cinemas, ice skating, bowling, sports centres and varied sports clubs.

Peterborough Railway Station offers commuter services to London Kings Cross (from about 50 minutes) and to Cambridge, whilst the city also has good north-south and east-west road links via the A1, A14, A47 and A15.

This property is located alongside the River Nene and the Ferry Meadows Country Park, with easy access to Peterborough's "Green Wheel" network of cycle/jogging routes that provide over 45 miles of continuous sustainable routes around the city, riverside and green spaces for residents to enjoy.

Schooling is also well catered for. The King's (The Cathedral) School on Park Road is less than two miles walk from the property, whilst The Peterborough School (an Independent school catering

for all ages) is 0.8 of a mile's walk, among other primary and secondary school options.

About this property

This is a fabulously-appointed marina-side house with gated driveway, garaging, mature gardens and waterside setting with River Nene marina mooring right. It combines a city lifestyle, with one on the edge of countryside and is a marvelous lifestyle home.

The house offers spacious accommodation extending to almost 3,300 square feet, with integral garaging, and generous accommodation, with an oversized ground floor ideal for entertaining and five first floor bedrooms served by five modern bath or shower rooms.

Time and research has gone into the finishings, with a focus on quality and on energy efficiency. The house is partially underfloor heated and triple glazed, whilst solar panels produce electricity, with a feed-in tariff, to a Tesla battery that stores a proportion of the excess for use in the evenings, further reducing bills.

Accommodation

The entrance hallway, with cloakroom alongside, opens into a fabulous 35ft family dining hall and sun lounge, which occupies the core of the house, from which



large sliding glazed doors open to the garden.

Indeed, the garden is accessed from most of the principal rooms, with French or sliding doors from the snug, to the side garden, and the sitting room, which also has a contemporary gas living flame fireplace, to the terrace, whilst the quadruple-aspect study is a lovely workspace with garden and marina, and patio windows to the garden.

Accessed from the family dining hallway, the airconditioned cinema room is furnished for six, with reclining chairs, complete with drink holders, a JVC projector system, with blu-ray player and amplifiers, and a Bowers and Wilkins sound system, with ceiling and front speakers, for a fully immersive cinema experience.

Also off the family dining hallway, the well-appointed kitchen/breakfast room incorporates a Nolte fitted suite, with wall and base units beneath stone worktops and incorporating Miele steam oven, double oven including warming drawer, microwave and dishwasher appliances. The utility offers overspill storage, with access to the integral double garage, as well as a sound proofed music room.

The five first floor bedrooms are all air-conditioned, with Hammonds fitted furniture and wardrobes, whilst four are en-suite, with the family shower room across the corridor from bedroom five. The principal bedroom en-suite is marbled tiled, with Jacuzzi

whirlpool bath, separate shower, Sonos ceiling speaker and discreet low level lighting. A two person Far Infrared indoor sauna is also fitted within its former dressing room.

Outside
Approached through electric sliding gates, there is parking for several vehicles on the driveway and access the integral double garage. There is also a substantial brick insulated workshop that provides useful storage, with a remote controlled Velux roof light, framing the house to the right.

The formal garden wraps around the house and is principally to the south (rear) offering beautiful views over the Marina, and of this property's mooring right. The garden plot measures 0.19 of an acre, and is largely lawned, with well stocked flowering and shrub borders, and large terraces and a Breeze-House style gazebo which have been strategically planned in order to track the sun through the day.

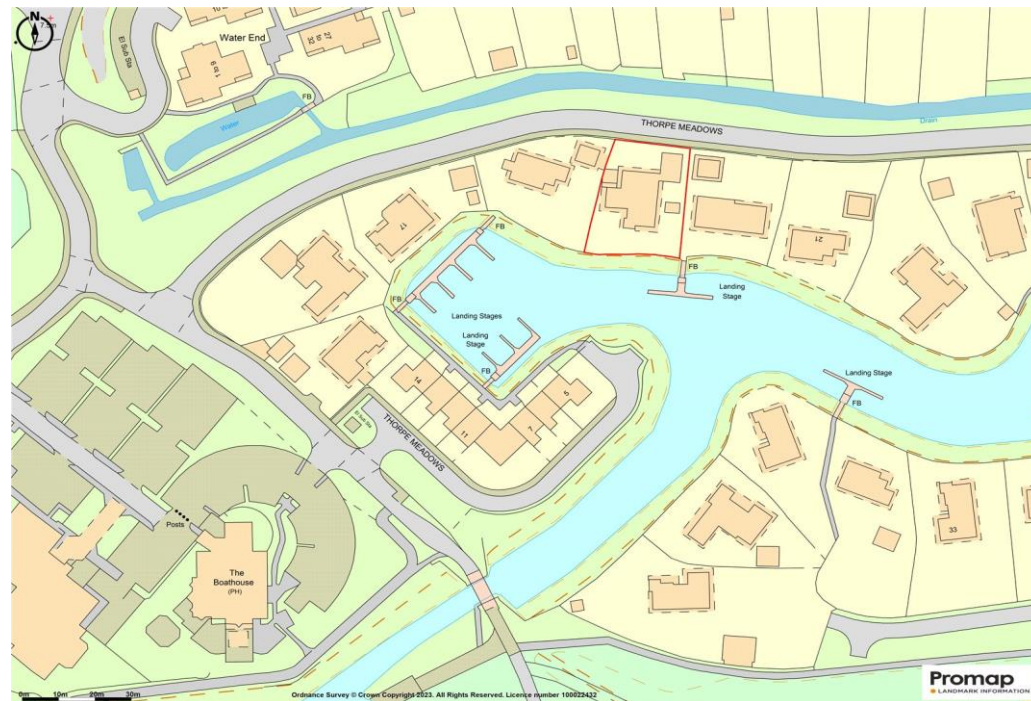
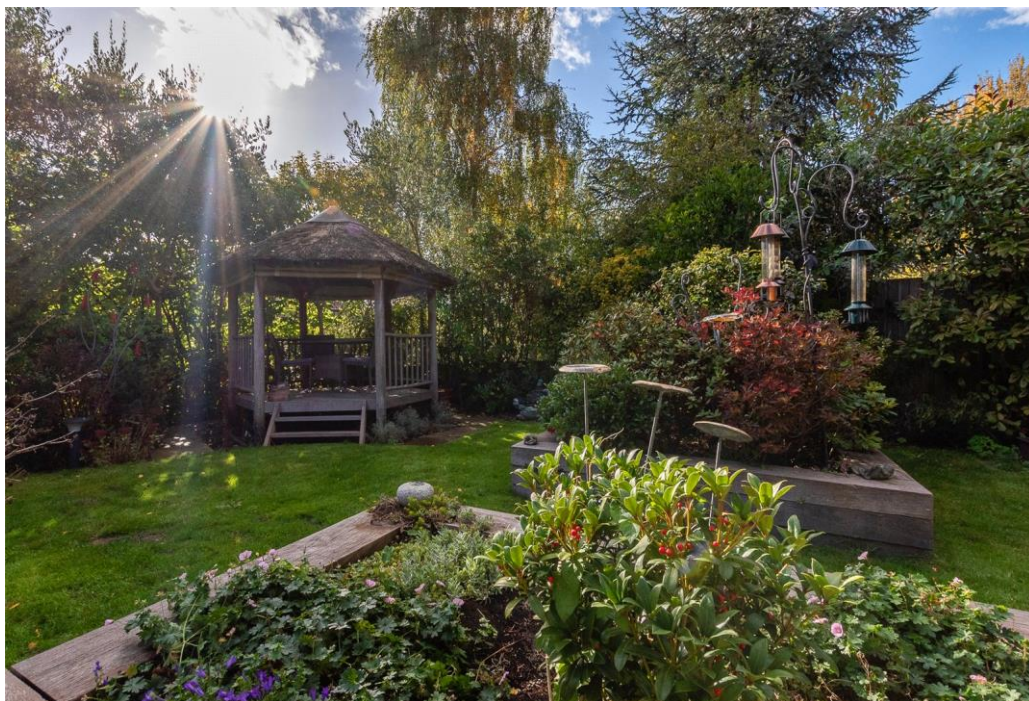
The garden benefits from an irrigation system, taking water from the river, with four zones which are smart monitored and managed via a phone app. It is a wonderful garden, and connects so easily with the marina and the house, epitomizing the lifestyle offered at Thorpe Meadows.

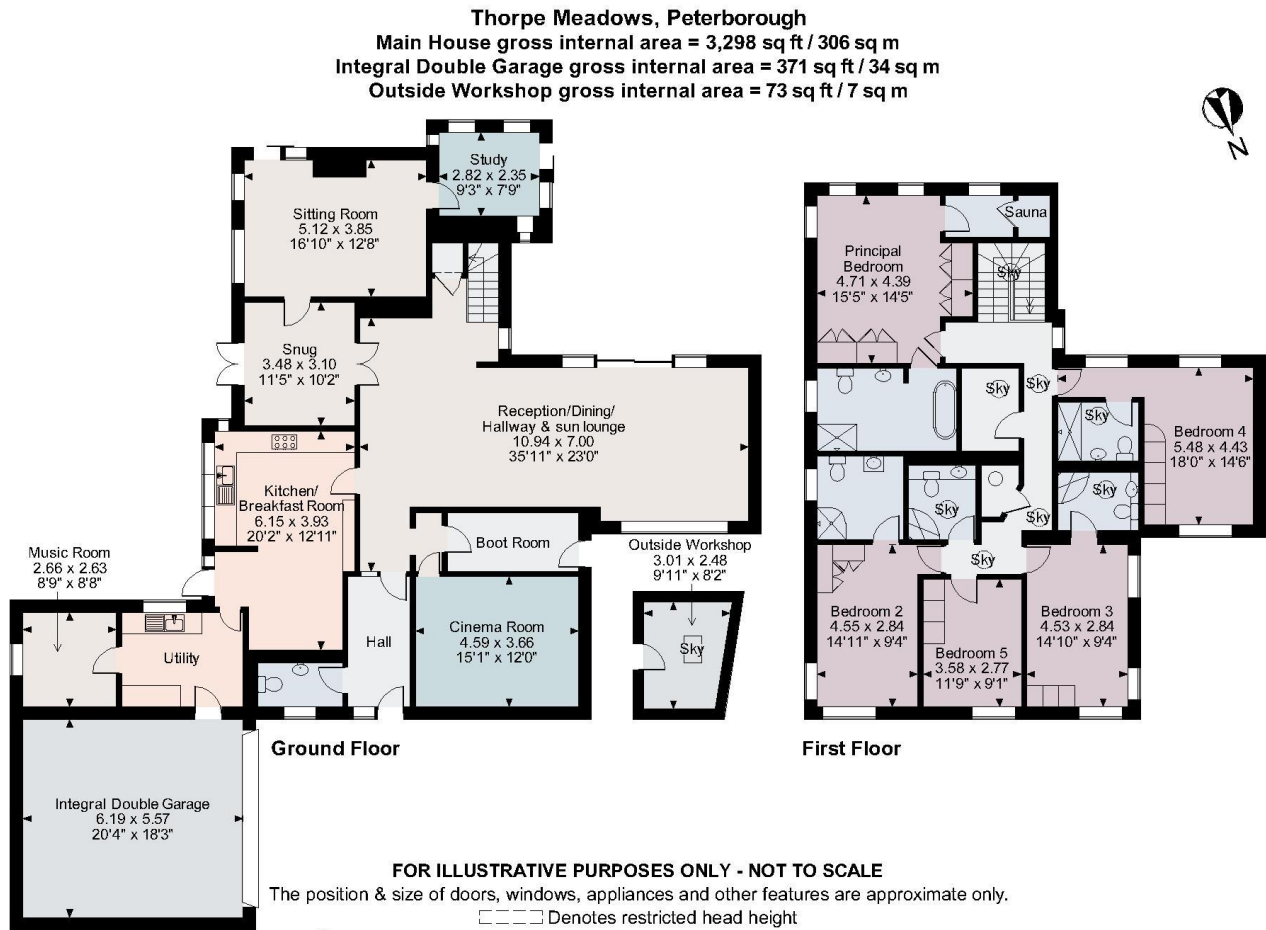
Tenure
Freehold

Local Authority: Peterborough City Council. **Council Tax** = G

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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