



BRITISH  
PROPERTY  
AWARDS

2018



**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Townsend Road, Wittering**

Peterborough, PE8 6AB

**£1,000,000**

## SUMMARY

- Six Bedroom Manor House
- Open Plan Kitchen Dining Room
- Four Reception Rooms
- Utility Room / Downstairs WC
- Family Bathroom & Shower Room
- 0.9 Acre Plot
- Field Views
- 





**\*\*\* AN ABUNDANCE OF CHARACTER & PERIOD FEATURES \*\*\*** Wittering Manor; set within 0.9 acres of tranquil grounds and surrounded with field views. With just under 3800 SQ FT of living accommodation comprising of Ground Floor, First Floor & The Cellar. The property is accessed via a tree lined driveway and timber gates, opening out to a large and open gravelled driveway. The property briefly comprises; Entrance Hall, Living Room, Dining Room, Study, Snug, Kitchen Dining Room, Utility Room / Downstairs WC, Six well proportioned bedrooms, a Bathroom and a Shower Room. Outside, the property boasts a beautiful south west facing patio seating area and a large 0.9 acre plot including well kept garden space. The village of Wittering has great A1 access, Bowls Club, Allotments, Sport & Social Club and a Primary School. Wittering is only 3 miles away from the historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 9 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter.



Tenure:

EPC Rating:

Council Tax Band:

Local Authority:

Services:

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**Ground Floor**  
Approx. 158.9 sq. metres (1710.7 sq. feet)



Total area: approx. 348.7 sq. metres (3753.5 sq. feet)

This Floor Plan and the Measurements are a guide Only.  
Plan produced using PlanUp.

**nest**  
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk