

Holme Lane, PE7 3PF  
Holme  
Peterborough  
£1,150,000

Hurfords



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Awaiting



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- Executive detached five bedroom home with over 3,000 sq/ft of accommodation
- Three large reception rooms including sitting room, study and dining room
- Recently refurbished open plan kitchen/dining room with utility room
- Substantial plot of approximately half an acre (STS)
- Extremely sought after village location of Holme
- Large driveway and double garage providing off road parking for multiple vehicles
- Five double bedrooms, two benefiting from contemporary en-suites

Woodlands  
Holme Lane  
Holme  
Peterborough  
PE7 3PF

Introducing an extraordinary executive family home nestled in the sought-after village of Holme. This distinguished detached residence spans over 3,000 sq/ft, offering a luxurious and expansive haven for contemporary family living. A highlight of this home is the newly renovated open-plan kitchen/dining area. With contemporary wooden flooring and gloss finish base, wall units and a range of Neff appliances, including a slide and hide oven, induction hob, wine fridge, dishwasher plus a full sized fridge and freezer. Adjacent to the kitchen is a well-appointed utility room with ample space and plumbing for appliances, coupled with convenient side access. The ground floor boasts three generously sized reception rooms. The formal sitting room features unique archways leading to a dedicated music space, complete with reinforced flooring ideal for housing a grand piano. Bi-fold doors seamlessly connect this space to the patio area, while a feature fireplace adds warmth and character for year-round enjoyment. The formal dining room, also with bi-fold doors, extends the living space to the patio and rear garden ideal for entertaining and alfresco dining. A bright and flexible rear study with floor to ceiling windows offers versatility and serve as a home office, children's playroom or snug-style sitting room. Ascending to the first floor, a part-galleried landing provides access to five double bedrooms and a contemporary family bathroom. The master bedroom impresses with dual aspect windows filling the space with light, fitted wardrobes, and access to a modern en-suite. The en-suite boasts a four-piece suite, including a large separate shower cubicle, bath tub, wash hand basin, and low-level WC. Bedroom two features fitted wardrobes and also an en-suite with a contemporary shower room with three piece suite including another large shower cubicle.

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Bedrooms three, four, and five share access to the family bathroom, equipped with a contemporary three-piece suite, including a bath tub, separate shower, wash hand basin, and a WC in a separate adjacent room. Additionally, there is a small upstairs storage room that could have alternative uses, for example a hobby space. Completing the allure of this property, the outside spaces are set on approximately half an acre. A large driveway leads to a double garage (accommodating its own workshop), providing ample parking for multiple vehicles. The enclosed south/westerly facing rear garden, predominantly laid to lawn, showcases a variety of mature shrubs, hedges, and borders, along with a delightful patio area-a perfect retreat for outdoor living and dining. This impressive residence seamlessly combines modern elegance with thoughtful design, creating a harmonious blend of comfort and style in the coveted village of Holme. Immerse yourself in the luxury of this executive family home, where every detail has been meticulously crafted for an unparalleled living experience. The picturesque Village of Holme is situated approximately seven miles from the City of Peterborough which is serviced by fast and frequent rail links into London Kings Cross with a journey time of approximately 50 minutes. The village has a thriving community, a village hall, primary school and a public house, whilst being ideally located for easy access to the A1 and A14. The nearby village of Sawtry offers a range of independent retailers, a supermarket and secondary education along with a gym, swimming facilities, a dentist and doctors.



Woodlands, HolmeLane Holme, Peterborough, Cambridgeshire

Approximate Gross Internal Area  
Main House = 270 Sq M/2906 Sq Ft

Garage = 40 Sq M/431 Sq Ft

Total = 310 Sq M/3337 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Dining Area 11'11" x 10'7"

Lounge 29'10" x 15'10"

Kitchen 12'1" x 10'6"

Utility 12'1" x 5'4"

Dining Room 15'10" x 11'1"

Study 15'11" x 12'0"

Garage 24'5" x 17'9"

Bedroom One 15'11" x 11'11"

Bedroom Two 14'0" x 11'7"

Bedroom Three 14'1" x 12'1"

Bedroom Four 11'10" x 10'8"

Bedroom Five 12'4" x 9'3"

Office 8'8" x 6'6"

**TENURE: FREEHOLD**



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