



Hurfords

Rectory House, Castor Road, Marholm Freehold £1,500,000

# Key Features

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- Five bedroom architecturally designed family home
- Landscaped south facing rear garden
- Flexible accommodation with the potential for an internal annex
- High specification cutting-edge technology with timeless design
- Master suite with balcony, dressing room and en-suite

## High-Tech Features:

This remarkable property is equipped with an array of advanced features that set it apart from the rest. The entire home benefits from a comprehensive air conditioning system with HEPA air filtration, ensuring a clean and comfortable environment year-round. An internal vacuum system adds convenience, while a sophisticated heat recovery system, paired with underfloor heating on both levels, provides efficient and consistent warmth throughout the home. Fitted in the plant room is a water softener which the entire property benefits from. High-tech lighting illuminates the property, enhancing its contemporary feel, and the windows are fitted with solar control glazing, including additional solar control on the south-facing side providing more resistance to the ultraviolet light, to maximize energy efficiency and comfort. Fibre optic is fitted direct into the house; delivering up to 1GB of Ultrafast Broadband, providing exceptional content streaming and work from home capability. The property offers four separate access points: into the plant room, the utility room, via the garage or the main entrance hall. Upon entering through the main entrance, you



**Rectory House, Castor Road Marholm, Peterborough**

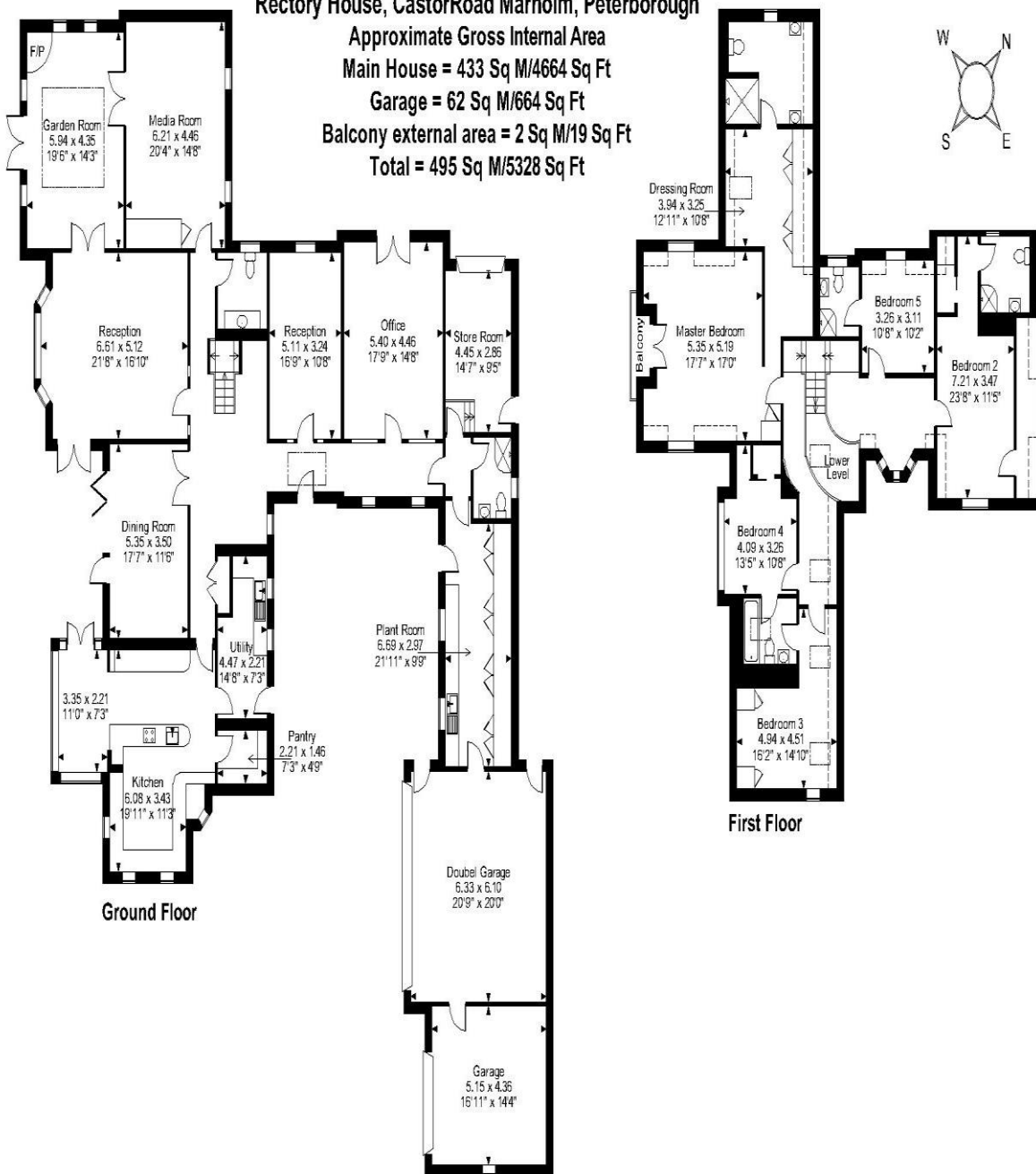
**Approximate Gross Internal Area**

**Main House = 433 Sq M/4664 Sq Ft**

**Garage = 62 Sq M/664 Sq Ft**

**Balcony external area = 2 Sq M/19 Sq Ft**

**Total = 495 Sq M/5328 Sq Ft**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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are greeted by a spacious hall featuring elegant wooden herringbone flooring, which leads to the expansive ground floor accommodation.

**Stunning Kitchen and Dining Areas:**

The kitchen, located at the front of the home, is a chef's delight, featuring a range of gloss-finished base and wall units, tiled flooring, and quartz worktops. It is equipped with integrated appliances and a boiling tap, with access to a large pantry and a well-appointed utility room with additional storage and front aspect access. The kitchen seamlessly flows into a stunning open-plan dining area, with its solid oak vaulted ceiling. This space is bathed in natural light, thanks to the large windows that overlook the beautifully landscaped rear garden. French doors open onto the garden and patio, creating an effortless transition between indoor and outdoor living-perfect for hosting gatherings or enjoying family meals.

**Elegant Living Spaces:**

The formal dining room is a testament to the home's sophisticated design, featuring the same exquisite wooden herringbone flooring that spans the entire space. Bi-folding doors lead out to a covered patio area, making it an ideal setting for both formal dinners and alfresco dining experiences.

The formal sitting room is a sanctuary of comfort and style, featuring a large window that frames picturesque views of the rear garden.

Double doors connect the sitting room to the garden room, an extraordinary space designed for both relaxation and entertainment. With its expansive lantern ceiling window, the garden room is flooded with natural light, making it a bright and inviting space. French doors open onto the rear garden, providing easy access during the warmer months, while a contemporary log-burning stove creates a cosy and intimate atmosphere during the winter.

**Entertainment and Additional Living Spaces:**

A dedicated home cinema and media room provide the perfect setting for family movie nights, with ample space for seating and a projector screen (cinema system and seating available via separate negotiation).

To view this property call Hurfords on: 01733 380956

# Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

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