



Nene Way, Sutton Peterborough Freehold:£1,100,000

Hurfords

# Key Features



- Detached property in the highly sought-after village of Sutton
- Within the prestigious catchment area of Arthur Mellow's school
- Open-plan kitchen, living and dining area
- Two further reception rooms
- Three double bedrooms, two with en-suite bathrooms

Welcome to Half Acre Cottage-a beautifully presented, detached property in the highly sought-after village of Sutton, within the prestigious catchment area of Arthur Mellow's school. Thoughtfully extended and improved by its current owners to an exceptional standard, this home offers spacious, versatile living spaces and a wealth of charming, functional features that make it ideal for modern family life.

Upon entering, you're greeted by a welcoming entrance hall that leads into the heart of the home, an impressive open-plan kitchen, living, and dining area. This stunning space is designed with both style and practicality in mind, featuring contemporary finishes, ample light, and plenty of room for entertaining or relaxed family gatherings. In addition to this, the property boasts two further



reception rooms, offering flexible options for use as a formal lounge, home office, playroom, or media room.

Upstairs, the main residence comprises three generously-sized double bedrooms, two of which benefit from en-suite bathrooms, along with a modern family bathroom. Each room is beautifully appointed, creating a luxurious retreat for family members and guests alike.

A standout feature of this property is the self-contained one-bedroomed cottage, currently rented as a charming annex but easily integrated into the main house. This cottage is perfect for multi-generational living, guest accommodations, or even as a rental opportunity for additional income.

The Cottage sits on an expansive half-acre plot, offering serene views over open fields both to the front and rear. The outdoor space is equally impressive, featuring a large, well-maintained garden perfect for family activities, gardening, or relaxing in the countryside setting. A triple garage provides ample parking and storage options, while a spacious garden room offers an ideal setting for a home office or studio space.

This home is truly a rare find; a beautifully maintained property with both style and



Nene Way, Sutton, Peterborough  
Approximate Gross Internal Area  
314 Sq M/3379 Sq Ft



Ground Floor

First Floor

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.

substance, in a peaceful, picturesque village location. Perfect for families, professionals, or those seeking a blend of countryside living with easy access to excellent schools and amenities.

# Selling your property?

Contact us to arrange a FREE home valuation.

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