



Hurfords

House Wood Lane, Kings Cliffe Peterborough Freehold: £1,395,000

Key Features



- Eco-Friendly Design
- Contemporary Layout
- Luxurious Interiors
- Stunning Bespoke Kitchen
- Indoor-Outdoor Living

Hurfords is delighted to present Midsummer House, a beautifully designed eco-home constructed in 2021. This striking single-story property is nestled in an elevated position, offering breathtaking views of rolling countryside and mature woodland. Meticulously designed to the highest standards, the home combines cutting-edge technology with premium materials, making it a unique and luxurious residence.

Exterior and Design

The property features Clipsham stone elevations, triple-glazed aluminum and oak-framed windows, and impressive 3m x 5m bi-fold doors. Environmentally conscious, it incorporates an air source heat pump, solar panels, underfloor heating, and air conditioning to the kitchen, lounge and master bedroom. Electric gates open to a stunning block-paved driveway, lined with lavender, leading to a spacious parking area and a double garage with electric doors. The home also boasts a CCTV system as well as an intruder alarm for additional security. The landscaped gardens surrounding the home include mature lawns, tall roses, lavender and vegetable gardens, an expansive terrace for outdoor entertaining, and a greenhouse and boasts dual access to the garden. Additionally, there is a 6m x 3m store with power, lighting, and an intruder alarm. Across the lane lies a large paddock, offering potential for recreational activities or the addition of a tennis court or a potential building plot subject to planning.

Interior Features



The welcoming entrance hall sets the tone for this home, offering ample space and showcasing the property's premium design. On the left-hand side, you'll find a versatile home office and a snug, ideal for relaxation or alternative uses. To the right, the practical utility room provides access to the side of the property as well as fitted with storage for coats and shoes and a W/C for guests. The plant room, housing the home's advanced technology, connects to the double garage for added convenience.

Kitchen and Living Spaces

The heart of the home is the spectacular open-plan kitchen and dining area with vaulted ceilings, perfect for entertaining. The kitchen has been finished to an exceptional standard, featuring quartz worktops, a central island with a breakfast bar, and premium Neff appliances, including ovens, a microwave, induction hob, and a dishwasher, undercounter freezer, wine fridge and Double American fridge/freezer. A double Belfast sink combined with a boiling water tap overlooks stunning countryside views, while the dining area boasts a wood-burning stove, creating a cozy ambiance for winter evenings.

Adjacent to the kitchen, the formal lounge continues the theme of elegance, with vaulted ceilings, a second log burner. Both the kitchen and lounge benefit from dual access to the gardens through 5m x 3m bi-fold doors and 3m x 3m French doors with glass panels on either side.

Bedrooms and Bathrooms

To the rear of the property, the luxurious accommodation begins. The master suite is a remarkable space with built in wardrobes, a dressing area, and a grand double bedroom. The en-suite bathroom is a true sanctuary, featuring floor-to-ceiling tiles, a walk-in shower, his-and-hers basins, and a stunning bathtub designed for two. The additional two double bedrooms are equally impressive, each offering generous space and en-suite bathrooms, ensuring comfort and privacy for all residents and guests with each bedroom boasting built in double wardrobes.

Summary

With nearly 3,000 sq. ft. of living space, Midsummer House blends modern luxury with cutting-edge technology in a tranquil countryside setting. Its combination of opulent interiors, eco-



Approximate Area = 237.6 sq m / 2557 sq ft

Garage = 35.3 sq m / 380 sq ft

Total = 272.9 sq m / 2937 sq ft

(Excluding Shed)

Including Limited Use Area (2.4 sq m / 26 sq ft)



Ground Floor

friendly design, and outdoor amenities makes it a truly unique offering. This property must be viewed to fully appreciate its exceptional quality and stunning surroundings.

Selling your property?

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