



Church Walk, Upton Peterborough Freehold: £475,000

Hurford's

Key Features

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- Elizabethan cottage is a beautiful thatched cottage with views over the open countryside and village church.
- Extensive garden approaching half acre (STS)
- Two/three bedrooms
- External bedroom/home office

■ Character features throughout including large ingle nook fireplace
Elizabethan Cottage is a stunning stone built thatched cottage situated at the edge of the sought after village of Upton with fantastic gardens, views over open countryside towards the village church.

The cottage is entered from the side into a good-sized kitchen/dining room which fitted with a range of base and wall units in a contemporary shaker style with granite worktops over, fitted appliances, tiled flooring with underfloor heating, and a stable door giving access to the gardens. There is also a beautiful picture window with views over the garden to the village church.

The sitting room is accessed from the kitchen and has original features including a large inglenook fireplace with open fire, exposed stone and Bressummer beam plus exposed beam to ceiling.



The sitting room has windows to both aspects and stairs giving access to the first floor.

On the first floor the landing again with a wealth of character and exposed beams gives access to two bedrooms. The master bedroom is fitted with a range of fitted wardrobes, a window overlooking the rear garden, exposed beams and a door giving access to the en-suite bathroom. The en-suite bathroom has beams to ceiling, tiled flooring, a slipper bath and further two piece suite.

The second bedroom has a window to the side aspect overlooking the village scene and is full of character including exposed beams.

The family bathroom offers Victorian style tiling and has a shower over the bath, low level WC and wash hand basin, beams to ceiling and a window to the front aspect.

At the end of the cottage there is an external third bedroom which is flexible with its usage and could easily be utilised as a home office.

Outside the property is accessed via a gravel driveway with a five bar gate giving further access into the garden. the gardens are beautifully landscaped approaching half an acre, mainly laid to lawn with a variety of shrubs,



borders, mature plants and trees, with open countryside surrounding the property. There is also a garage, summer house and further outbuildings.



Total floor area 84.3 m² (907 sq.ft.) approx

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