



Hurfords

Hall Lane, Peterborough Freehold: £600,000

# Key Features



- Large Character Cottage
- Perfect for a Large/Growing family
- Large Garage
- Majestic Private Walled Grounds
- Four Double Bedrooms

Positioned on approximately one-third of an acre, the property sits proudly in a highly private and serene setting, tucked away in the old village heart of Werrington Village. Its impressive driveway provides a stately arrival and an immediate sense of exclusivity.

Internally, the combined cottages now form a generous and flowing living space. Upon walking into the large entrance hall, leading into family accommodation comprising of light and airy living space that boasts four bedrooms, two spacious reception rooms, two bathrooms, a Kitchen breakfast room, and a utility room.

Throughout the interior, one can expect a warm, timeless ambiance-potentially featuring exposed beams, cottage-style proportions, traditional



textures, and architectural authenticity.

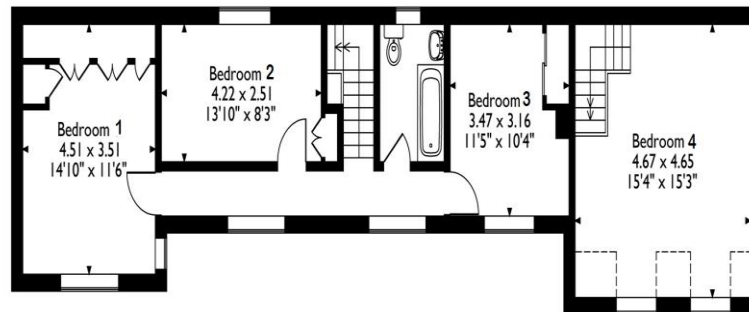
The grounds are a standout element of Cuckoo's Hollow: a beautifully landscaped private garden that evokes the feel of personal parkland. A two-tiered sun terrace transitions gracefully down to a sweeping lawn-perfect for outdoor dining, family recreation, garden parties, and summer entertaining. The south-facing orientation ensures abundant light and warmth throughout the day.

Situated literally a stone's throw from essential local services, residents benefit from quick access to a post office, doctor's surgeries, convenient retail outlets and three local primary schools while still enjoying complete seclusion and an atmosphere of countryside calm.

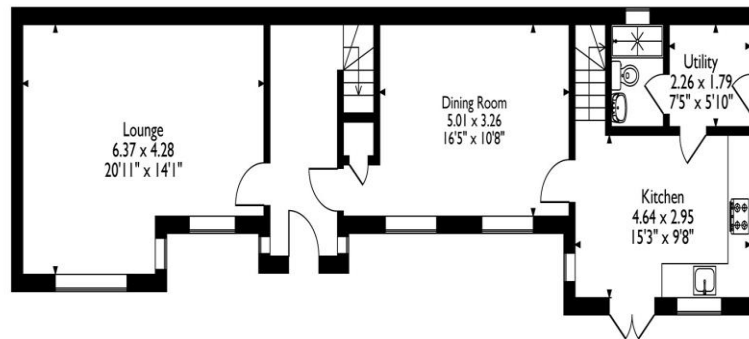
The double gates that offer a sweeping private entrance into the grounds add to the feeling of coming home to something truly original.



Hall Lane, Peterborough  
Approximate Gross Internal Area  
Main House = 151 Sq M/1625 Sq Ft  
Garage = 40 Sq M/431 Sq Ft  
Total = 191 Sq M/2056 Sq Ft

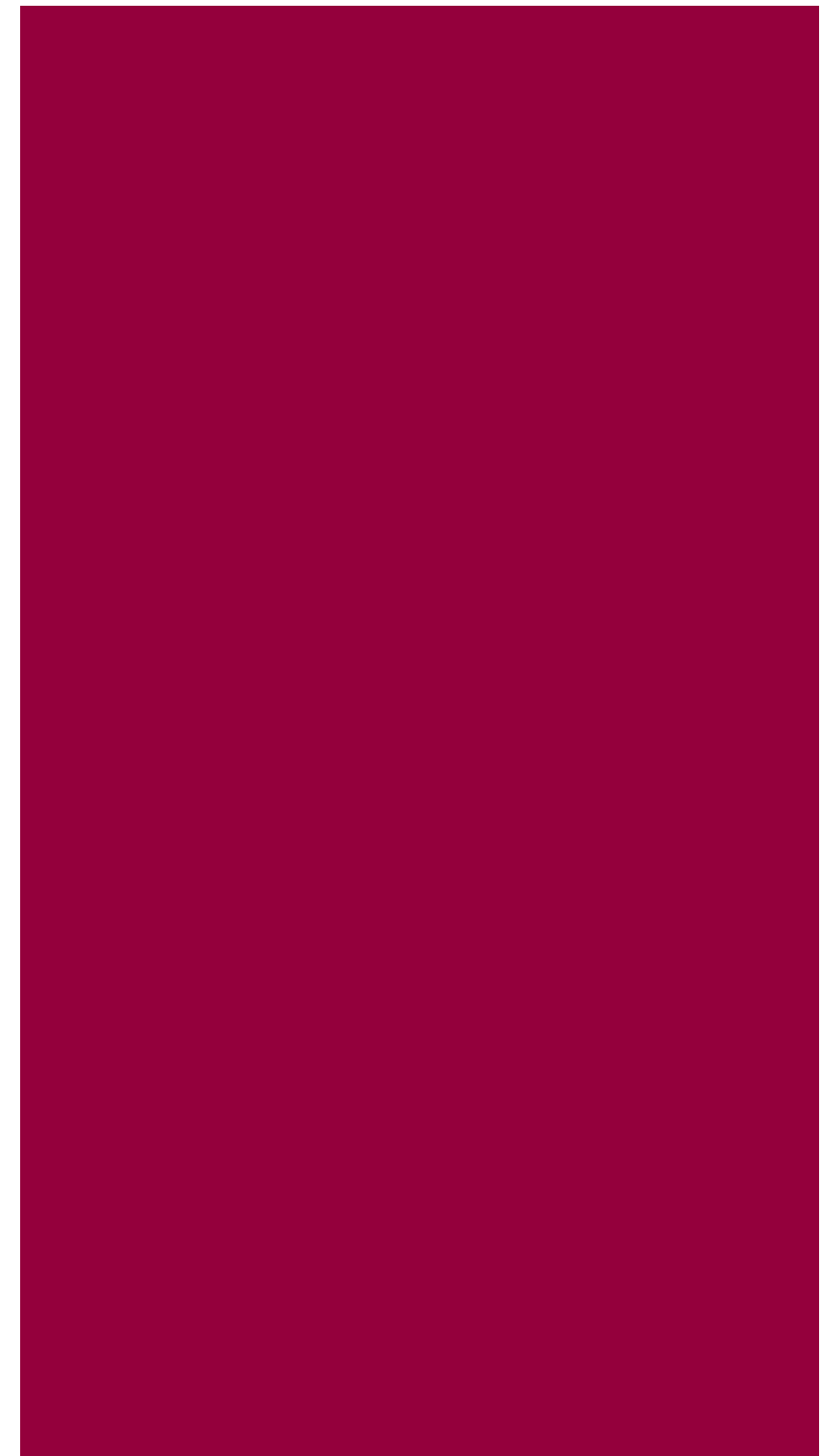


First Floor



Ground 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.



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