



Amberley House  
Thornhaugh

# AMBERLEY HOUSE

10A, Meadow Lane  
Thornhaugh,  
Peterborough, PE8 6HN

Enjoying a wonderfully peaceful setting within the sought after village of Thornhaugh, Amberley House occupies an elevated position with far reaching views across open farmland to the rear. This individual three-bedroom bungalow provides flexible accommodation, attractive gardens, a single garage and generous driveway parking.

The principal living areas have been thoughtfully arranged to make the most of the beautiful countryside outlook. A spacious sitting room forms the heart of the home, with large patio doors framing the views and opening directly onto the garden, a feature that brings the outside in and allows the scenery to be enjoyed throughout the year.

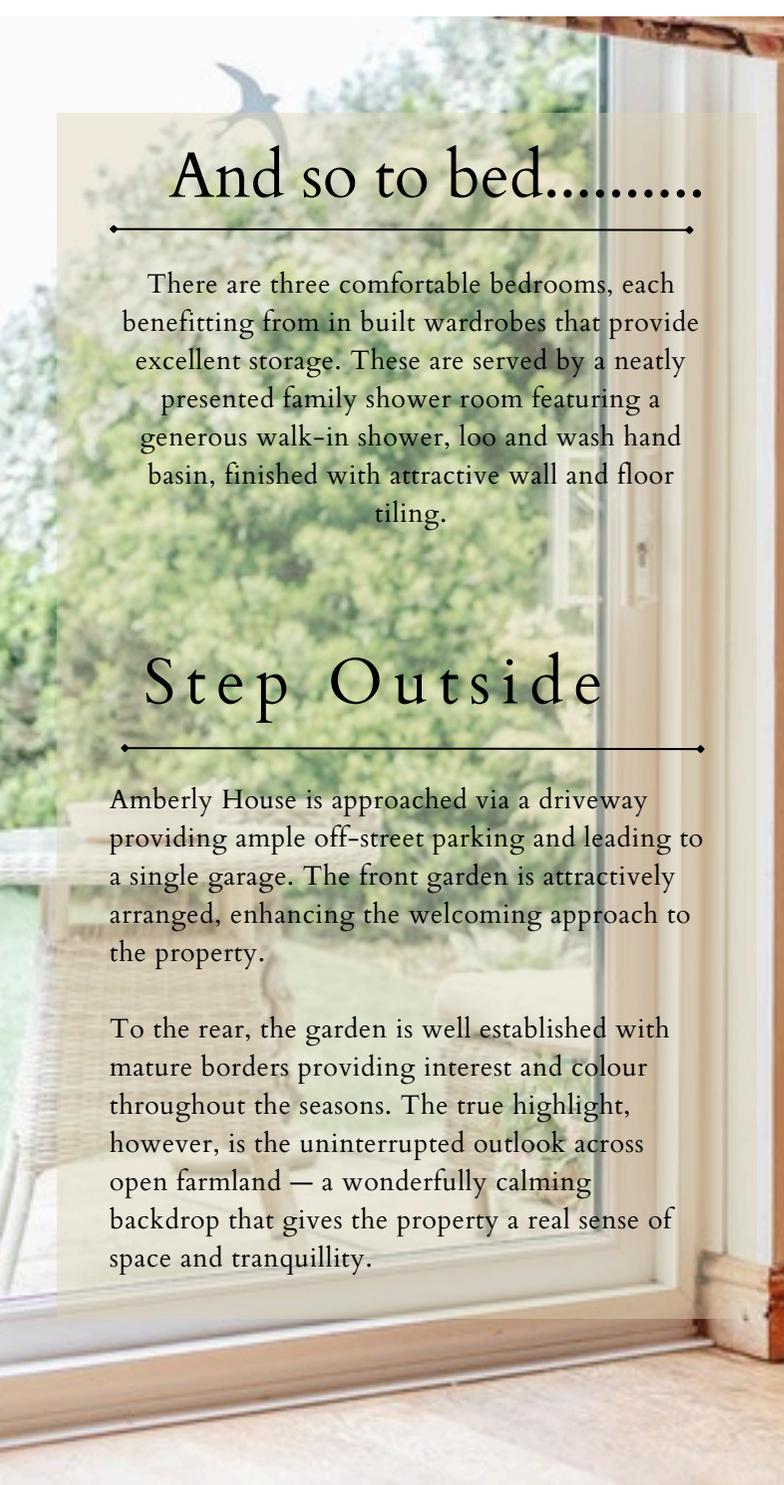


# Step Inside

The sitting room flows naturally into the dining area, creating a sociable space well suited to both everyday living and entertaining. From here, the dining space opens into a cosy conservatory which provides an additional spot to relax while also offering direct access out to the garden.

The kitchen is fitted with a range of wall and floor standing cabinetry complemented by warm wooden work surfaces, providing ample preparation space and practical storage.





## And so to bed.....

There are three comfortable bedrooms, each benefitting from in built wardrobes that provide excellent storage. These are served by a neatly presented family shower room featuring a generous walk-in shower, loo and wash hand basin, finished with attractive wall and floor tiling.

## Step Outside

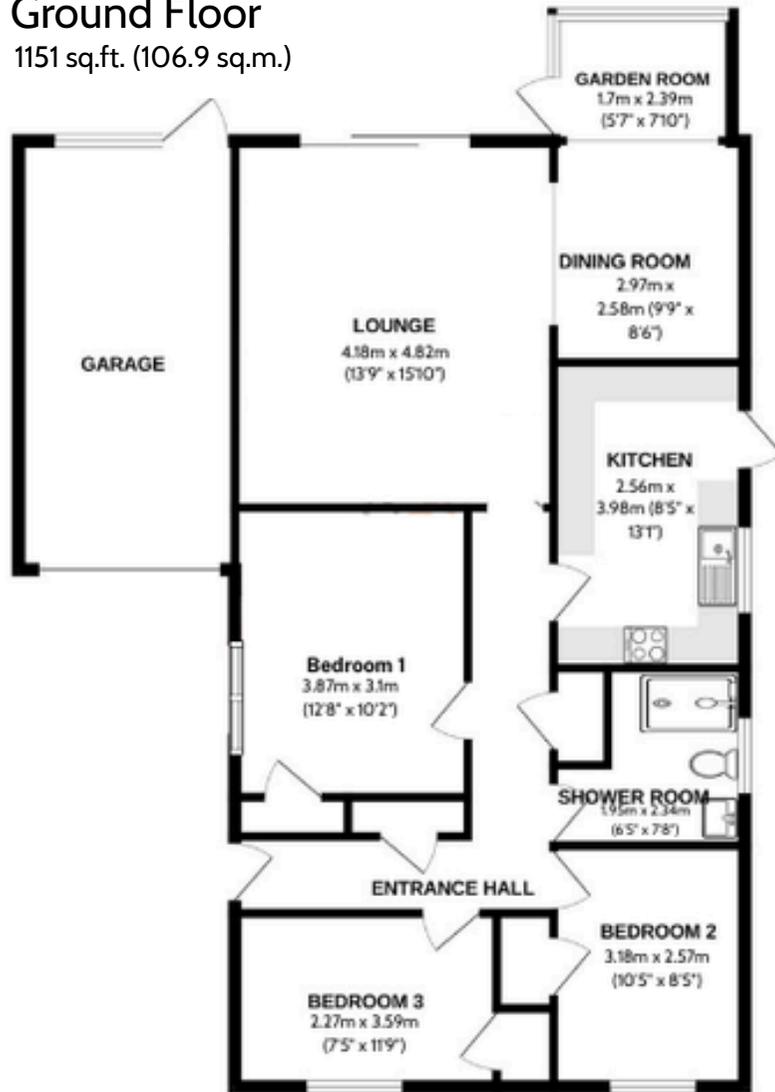
Amberly House is approached via a driveway providing ample off-street parking and leading to a single garage. The front garden is attractively arranged, enhancing the welcoming approach to the property.

To the rear, the garden is well established with mature borders providing interest and colour throughout the seasons. The true highlight, however, is the uninterrupted outlook across open farmland — a wonderfully calming backdrop that gives the property a real sense of space and tranquillity.



# Finer Details

**Ground Floor**  
1151 sq.ft. (106.9 sq.m.)



Local Authority: Peterborough City Council  
Council Tax Band: D

Tenure: Freehold  
Possession: Vacant upon completion

EPC Rating: 62 | D  
EPC Rating Potential: 74 | C

Services: Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

# Local Amenities

Thornhaugh is a quintessential English country village, known for its attractive period homes, village green and surrounding rolling countryside. The Grade I listed St Andrew's Church, dating back to the 12th century, is a notable focal point.

Nearby Wansford provides everyday amenities including a Post Office, pharmacy, doctors' surgery and traditional pubs, while the Georgian market town of Stamford offers a superb range of independent shops, restaurants and cafés.

The area is well regarded for schooling, with excellent independent options including Stamford Endowed Schools, The Peterborough School and King's School, Peterborough. Despite its peaceful setting, the village remains well connected, with Stamford railway station just ten minutes away and direct services to London available from Peterborough.

Total Area Approx: 1151 sq.ft. (106.9 sq.m.)

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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01780 758 090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP