



194 Thorpe Road  
Peterborough

# 194 THORPE ROAD

Peterborough,  
Cambridgeshire,  
PE3 6LB

Set in an elevated position, this striking residence commands far-reaching views across open parkland towards Thorpe Hall. Built in the 1930s, with sympathetic later additions, it is a home of real presence, combining classical proportions with an exceptional sense of light, space and flow, perfectly suited to both formal entertaining and relaxed family living.

Elegant and impressive in equal measure, the house offers beautifully proportioned accommodation arranged around a central hallway, with four distinguished reception rooms. To the first floor, four well-appointed bedrooms are served by three bath/shower rooms. Outside, manicured gardens extend to approximately 0.48 of an acre, complemented by an oversized double garage and a summer house.



## Step Inside

A broad flight of steps rises to a covered, columned porch, creating an immediate sense of arrival. The reception hall is both elegant and welcoming, with a guest cloakroom and generous storage allowing for a practical yet refined introduction to the home.

To the left, the formal drawing room is a room of genuine distinction, beautifully proportioned and filled with warm natural light. A Crema marble fireplace with open fire forms a refined focal point, while a window to the front frames far-reaching views across the parkland. To the rear, a sweeping bay window enjoys a delightful outlook over the garden. Glazed French doors open through to the study and dining room, allowing the spaces to flow effortlessly when entertaining.





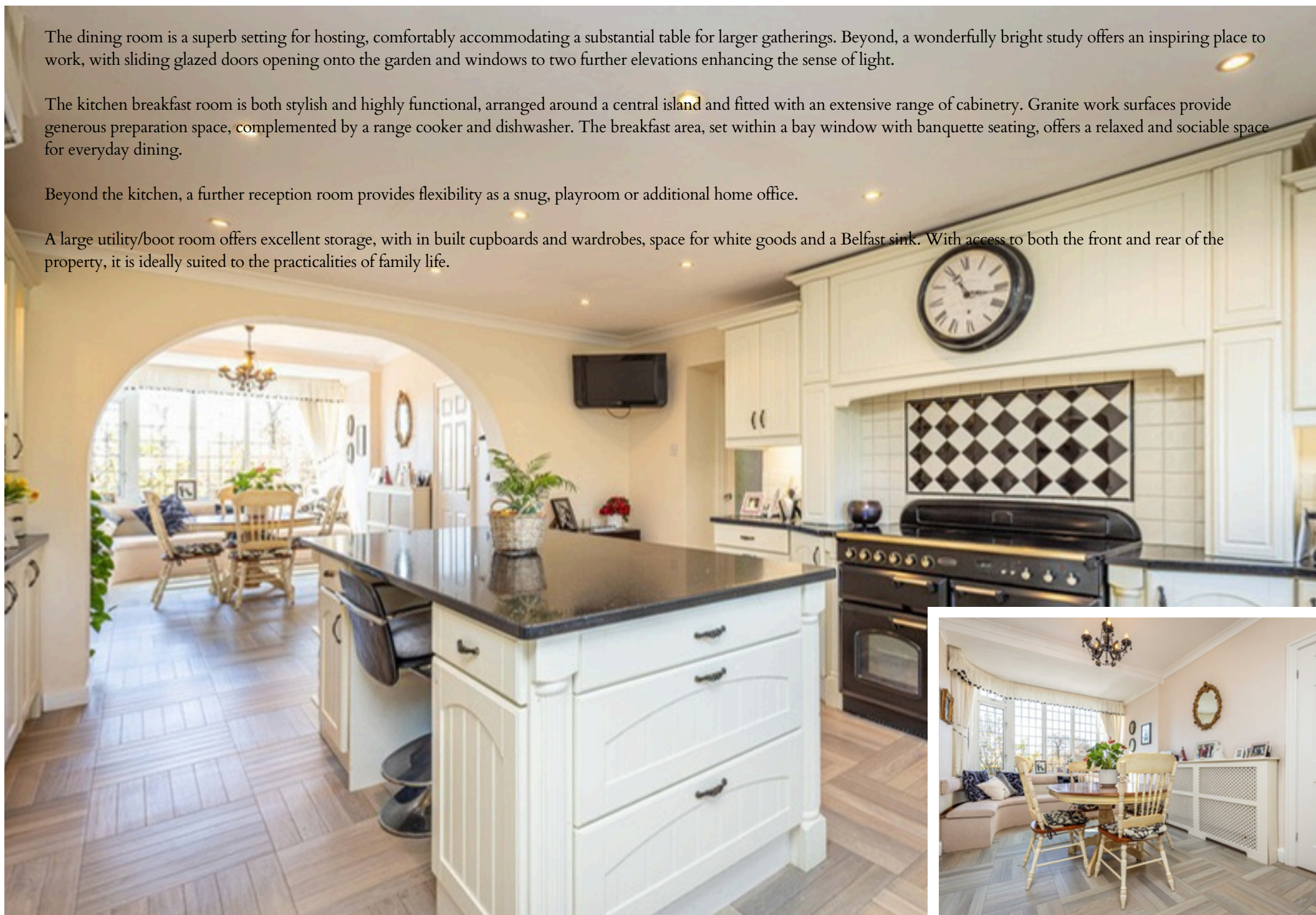


The dining room is a superb setting for hosting, comfortably accommodating a substantial table for larger gatherings. Beyond, a wonderfully bright study offers an inspiring place to work, with sliding glazed doors opening onto the garden and windows to two further elevations enhancing the sense of light.

The kitchen breakfast room is both stylish and highly functional, arranged around a central island and fitted with an extensive range of cabinetry. Granite work surfaces provide generous preparation space, complemented by a range cooker and dishwasher. The breakfast area, set within a bay window with banquette seating, offers a relaxed and sociable space for everyday dining.

Beyond the kitchen, a further reception room provides flexibility as a snug, playroom or additional home office.

A large utility/boot room offers excellent storage, with in built cupboards and wardrobes, space for white goods and a Belfast sink. With access to both the front and rear of the property, it is ideally suited to the practicalities of family life.



## And so to bed.....

An elegant staircase rises via a half landing to a spacious first-floor landing, from which four bedrooms are arranged.

The principal bedroom is a calm and beautifully balanced retreat, enjoying far-reaching views across the parkland to the front and over the garden to the rear. Extensive in built wardrobes provide excellent storage, complemented by an en suite bathroom.

The guest bedroom is equally well-appointed, with in built wardrobes, an original wash hand basin and its own en suite shower room.

Bedrooms three and four are both delightful rooms and share a well appointed family bathroom, fitted with a corner bath and shower over.



# Step Outside

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Set beyond a mature hedge and approached via electric gates, the property occupies a commanding position within grounds extending to approximately 0.48 of an acre. Expansive lawns are framed by neatly tended borders, while attractive stone terraces provide ideal spaces for alfresco dining and summer entertaining.

A charming summer house enjoys a peaceful outlook across the garden and offers excellent versatility as a home office, studio or gym.

An oversized double garage, complete with power, light and water, along with an electric up-and-over door, completes this most impressive home.







## Local Amenities

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Thorpe Road represents one of Peterborough's most sought-after residential locations, located approximately 1.6 miles from Peterborough City Centre, which offers an excellent range of shopping, dining and leisure facilities, as well as the historic Peterborough Cathedral. Located less than a few minutes away, the mainline station provides swift rail links to London King's Cross in around 50 minutes.

Ferry Meadows Country Park is close by, offering a variety of outdoor pursuits including walking, cycling and water sports, while the surrounding counties provide easy access to attractive countryside.



# Finer Details

Local Authority: Peterborough City Council  
Council Tax Band: G

Tenure: Freehold  
Possession: Vacant upon completion

EPC Rating: 58 | D  
EPC Rating Potential: 73 | C

Services: Mains water, drainage, and electric are understood to be connected. The property has gas 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.

### Ground Floor



### First Floor



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.

Approximate Gross Internal Area = 309.0 sq m / 3326 sq ft  
Summer House = 16.1 sq m / 173 sq ft  
Total Area = 325.1 sq m / 3499 sq ft





# Digby & Finch

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