

## THE SETTING AND GROUNDS

The house has a wonderful plot of 1.5 acres (subject to measured survey) and offers complete privacy and security. There are two remotely operated gates at either entrance to the plot providing an 'in-out' access servicing a vast brick paved driveway. At one side of the house there is secure parking behind further gates to the original double garage and workshop (with storage room over). On the opposite side of the house are more gates leading to a parking area that gives access to the modern four bay garage (all remotely operated). At the rear of the house leading from the garden room is raised decking area which overlooks a stunning south facing rear lawn. There is a paved patio with covered bbq area, sauna and hot tub (hot tub by separate negotiation), further more there is a games room and a large wooden summerhouse. In the Garden there are many fine trees and planted borders. At the rear of the garden is a tennis court and substantial vegetable garden along with garden stores and greenhouses. Overall there is parking for at least twenty vehicles.



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## GENERAL REMARKS AND STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.



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## THE WARRENS

Leverington | outskirts of Wisbech



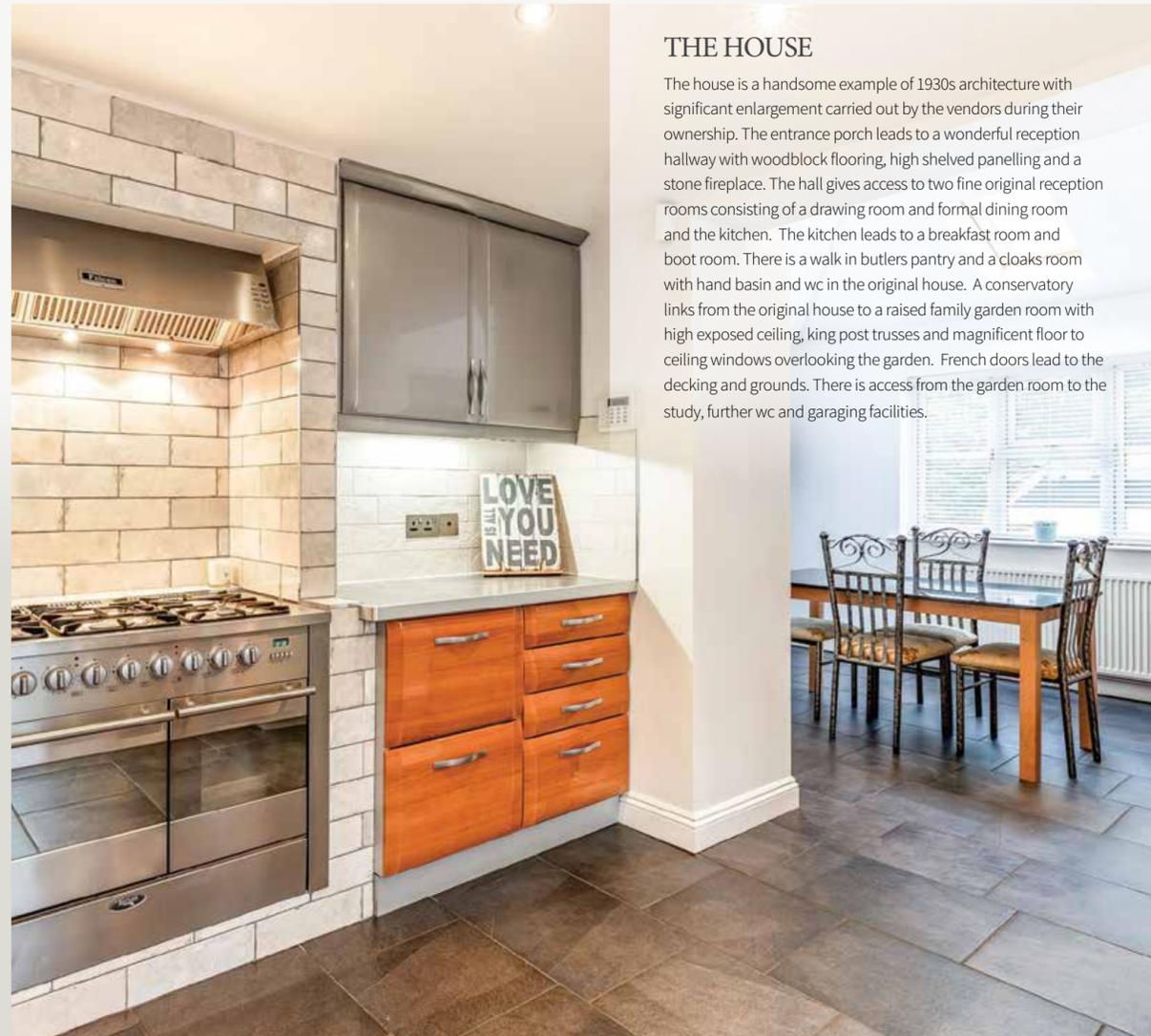


## SUMMARY

Brown&Co are delighted to offer one of the finest private residences in the PE13 area to the market. This handsome 1930s property on beautiful grounds of 1.5 acres (subject to survey) has seen a number of outstanding additions resulting in a family home of approximately 5300sqft perfect for entertaining and large families that can only be appreciated by first hand inspection.

## LOCATION

The property is located on a leafy road in Leverington, a village on the outskirts of Wisbech which is only 12 miles to March railway station with connection to Peterborough and London. The house is 1.1 miles from Wisbech Grammar School and can be walked or cycled in just a few minutes. Peterborough is just 20 miles (30 minutes) away and also connections are easy to Kings Lynn (14 miles), the North and the South including Ely (26 miles) and Cambridge (44 miles). The coast including Hunstanton and beyond into North Norfolk is approximately 29 miles away.



## THE HOUSE

The house is a handsome example of 1930s architecture with significant enlargement carried out by the vendors during their ownership. The entrance porch leads to a wonderful reception hallway with woodblock flooring, high shelved panelling and a stone fireplace. The hall gives access to two fine original reception rooms consisting of a drawing room and formal dining room and the kitchen. The kitchen leads to a breakfast room and boot room. There is a walk in butlers pantry and a cloaks room with hand basin and wc in the original house. A conservatory links from the original house to a raised family garden room with high exposed ceiling, king post trusses and magnificent floor to ceiling windows overlooking the garden. French doors lead to the decking and grounds. There is access from the garden room to the study, further wc and garaging facilities.



On the first floor are two magnificent bedrooms at the front with stone fireplaces, one of which has an en-suite and a dressing room. There are two double bedrooms, family bathroom and separate WC at the rear completing the first floor with the second floor having two further bedrooms with en-suite bathroom facilities respectively and an attic store room. From the rear bedroom there is a fine view over the garden and farmland beyond.

Furthermore, there is the guest wing which is positioned above the garage. This spacious apartment has a bedroom, bathroom, store room and living area.

The entire house is gas centrally heated which includes the garaging. Just off the kitchen there is an outside laundry room and a heated outside store room. The house is offered with no upward chain. Viewing is strictly by appointment only.

