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Peach Tree Cottage, 12 The Green

Ashton, Peterborough, PE8 5LD

Guide Price £500,000



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Peachtree Cottage lies in the centre of the beautiful conservation village of Ashton, just outside the bustling market town of Oundle.

Built around 1905 as a 'model' village linked to an estate, its few properties around the village green are distinctive: mostly thatched and semi-detached with large gardens. The Grade II listed and thatched Peachtree Cottage is just such an example, and has a large, gorgeous, wrap-around garden with many lovely trees and features including a Shepherds Hut with electric and water.

The house is one of the few that retains its three-bedroom layout, and has many original features including its fine stone mullioned windows with deep sills, fireplace and wood floors. The central heating is oil-fired.

Entrance

The approach to this 'chocolate box' property is through a wicket gate set into a stone wall that surrounds the front of the property, flanked by a flowering cherry and a pear tree.

This open porch has a tiled roof, and a quarry tiled floor—a picture-perfect entrance to the house. There is room for a seat, or table and chairs to sit and enjoy the view over the front lawn and beyond, and for wellies or boots to be left at the door. A half-glazed front door leads into a small hallway.

Entering the hallway there is tiled flooring which contrasts to the stair carpet, the entrance hall window brings light streaming into the area, there is door to the living room ahead, and the stairs to the first floor.

Living room

13'9" x 13'9" (4.2m x 4.2m)

This lovely light room features original oak floorboards, a working Victorian fireplace with a wooden mantel and fitted cupboards to the side. The large leaded window to the front overlooks the lawn.

Rear Hallway

A rear hallway leading off the living room leads to the kitchen/diner, a newly installed double glazed 'stable' door with canopy over to the rear garden, a large under-stairs cupboard and the downstairs shower room.

Kitchen /diner

8'6" x 13'1" (2.6m x 4m)

The country-style kitchen with its quarry floor tiles holds plenty of

base- and wall-mounted units, built in wine-rack, a solid wood countertop, and an alcove space for a fridge. It is half tiled, has a painted brick wall as a backdrop to the dining area, and a window with the view to the rear garden is above a double Belfast-style sink. The hob is halogen, with stainless steel splash-back and extractor hood overhead, and there is a double electric oven.

Shower room

8'6" x 4'3" (2.6m x 1.3m)

The downstairs shower room is wall-tiled with a large glass enclosed double shower, window to the garden, with a hand-basin set into the windowsill and a W.C.

First Floor Landing

Carpeted stairs lead to a high-ceilinged landing that has a characterful window with deep sill looking over the rear garden. There is a loft hatch to a boarded loft.

All the bedrooms are fully carpeted and the ceilings to are sloped and set in eaves with some character beams showing in places. The doors are in old pine with Victorian brass furniture.

Main Bedroom

13'9" x 10'5" (4.2m x 3.2m)

The main bedroom is a double room with a little fireplace, and some interesting angles to the high ceiling, and plenty of space for wardrobe and chest of drawers. There is a large leaded window to the front aspect.

Bedroom Two

7'2" x 15'1" (2.2m x 4.6m)

This is double, long room, with dual aspect windows. Benefiting again from a decorative Victorian fireplace, and a double fitted wardrobe.

Bedroom Three

9'10" x 7'10" (3m x 2.4m)

Is a single bedroom but with plenty of room for cupboards and bedroom furniture. There is fireplace in this characterful room, too, and double window to the rear aspect.

Utility/ Outside Bar Store

Utility

Accessed from the back door of the property lies a utility and an outside bar room, previously outhouses.

Tel: 01832 272225

Now used as a utility room containing a washing machine/dryer with space for freezer.

Outside Bar and Store

An ingenious conversion of a small room into a small bar, with a television point, and a mezzanine space- a special hangout for the adults! The oil fired boiler is also housed in this room, (This boiler was replaced in 2018).

Exterior

The exceptionally spacious and magical garden, filled with mature shrubs and trees runs around the house. There is a large lawned area in front, and in the rear garden the lawn reaches to the property boundary, edged with a lovely stone wall, beyond which the view stretches across the fields.

There is a flagged patio directly outside the rear door, beyond which is a beautiful lilac tree, and a raised decked seating area with plenty of room for outside dining and seating, and with a background of climbing roses growing on the painted fence behind.

Take the stepping stones to a rose-bed that is next to the centre of this gorgeous garden where a Shepherd's hut sits on a hard-standing base, with a flagged patio. Steps lead up to the French doors in the centre of this charming hut and inside there is a barrel ceiling, wood effect flooring, two floor to ceiling windows and it benefits from plumbed-in water and electricity. It is used at this time as a studio/salon, but could well serve as a home office or guest room. Outside, placed on decking and in a small separate building, is a sauna, and next to it a hot tub, all included in the sale of the property. The whole area is pretty and peaceful and not overlooked, with a view

down the garden to the fields beyond.

Each corner of this garden reveals a new surprise; a painted shed, another garden shed, and a large pear tree bearing a delightful tree house in its branches. On both sides of the garden are evergreen trees and large shrubs such as laurel that give it a completely private feel.

Peachtree Cottage is an exceptional property in a setting scarcely rivalled. Its lovely interior and characterful rooms; its exterior with the thatched roof adding a cosy feeling, and the garden with all its surprises, gives a rare opportunity to own a very special place in the country.

What the owners love

The owners love its unique character of the house and its high ceilings, beautiful countryside and wildlife, yet still being within walking distance to Oundle. The garden has everything they wanted and was a true lifesaver during lockdown periods.

Ashton

The idyllic hamlet of Ashton lies about ¾ mile from the market town of Oundle, and was an old settlement dating back to around 1100. It was bought by the Rothschild family in 1900 and turned into a 'model' village for its estate workers, mainly of Tudor style cottages, and now almost all being listed buildings. There is an unused Chapel and school building and a manor house within the village, as well as the well-known pub/restaurant, the Chequered Skipper.

Tenure: Freehold

Heating: Oil fired central heating

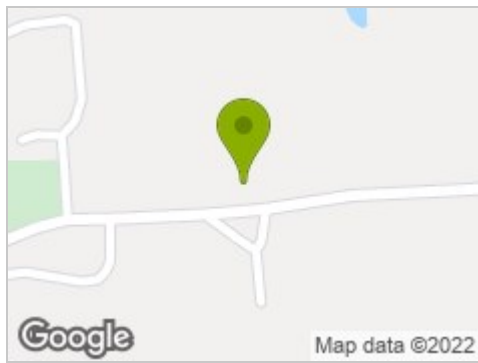
Sewerage: Septic Tank

Grade II Listed

Council Tax: C



Road Map



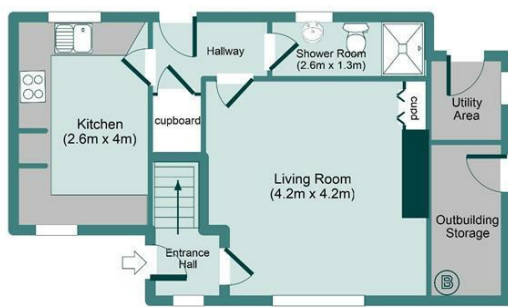
Hybrid Map



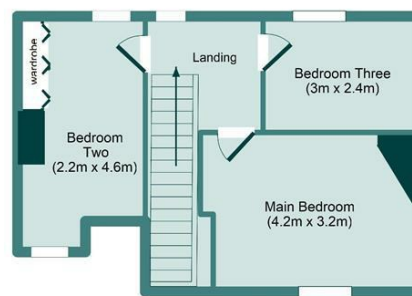
Terrain Map



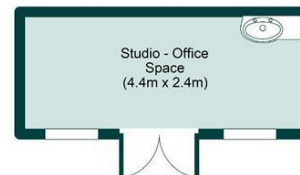
Floor Plan



Ground Floor
Floor Area: 44 sq.m / 474 sq.ft (approx)



First Floor
Floor Area: 40 sq.m / 430 sq.ft (approx)



Shepherds Hut
Floor Area: 10 sq.m / 107 sq.ft (approx)

Total Floor Area: 94 sq.m / 1,011 sq.ft (approx)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Aspire Sales, Lettings Office on 01832 272225 if you wish to arrange a viewing appointment for this property or require further information.

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