

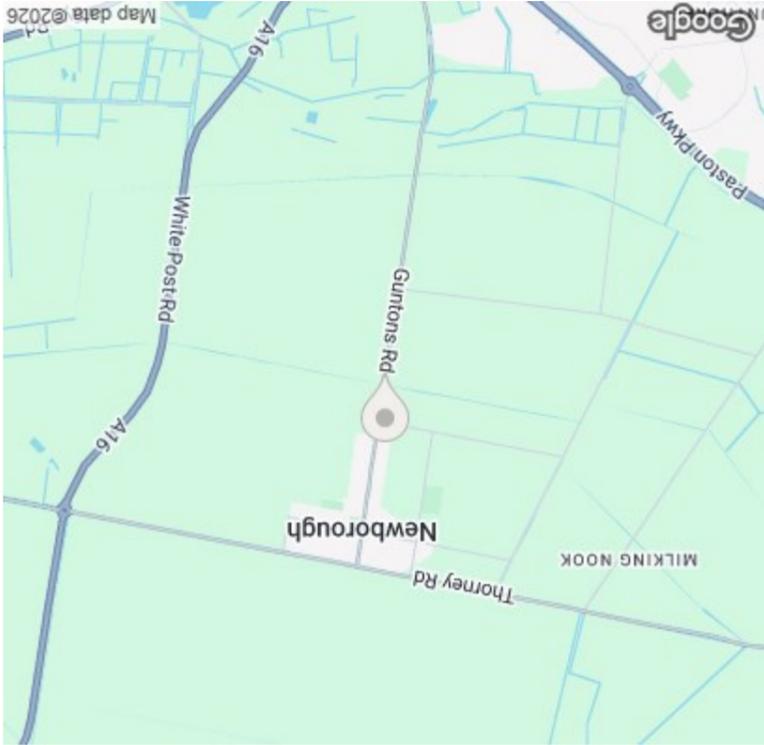
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

**Viewing**

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

England & Wales	
Energy Rating	Energy Efficiency - lower running costs
A	127-141
B	112-126
C	92-111
D	82-91
E	69-81
F	55-68
G	35-54

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Guntons Road**  
Newborough, Peterborough, PE6 7RU

**Guide Price £750,000 - Freehold , Tax Band - F**



# Guntons Road

## Newborough, Peterborough, PE6 7RU

Rare Lifestyle & Business Opportunity in 1.75 Acres  
A superb five-bedroom detached chalet home (approx. 3,000 sq. ft.) set in stunning grounds with tremendous development potential. Perfect for buyers seeking space, income, and long-term potential in a desirable semi-rural Newborough location.

A RARE AND EXCEPTIONAL OPPORTUNITY to acquire a SUPERB and VERSATILE DETACHED chalet-style residence, set within approximately 1.75 acres of beautifully maintained gardens and grounds (STS). Offering generous family accommodation of around 3,000 sq. ft., along with a range of well-planned outbuildings and infrastructure, this unique property presents huge potential for redevelopment, commercial use, or lifestyle conversion projects (subject to planning).

The main residence comprises a welcoming entrance hall, three reception rooms including a bright and spacious sun lounge, an open-plan kitchen/breakfast room with feature galleried landing overlooking a versatile family area, a utility room, five bedrooms (two with en-suite facilities), and a family bathroom — all thoughtfully arranged to provide comfort and flexibility.

Approached via a substantial gravel driveway offering extensive parking and access to a detached double garage, the property sits amidst expansive private gardens that combine tranquility with significant scope for future expansion or redevelopment. Whether for small-scale residential development, leisure or animal-related enterprises, or other commercial uses, the potential here is immense, subject to the usual consents.

Located in a semi-rural position on the outskirts of Newborough, within the sought-after Arthur Mellows Village College catchment area, the property enjoys strong local transport connections, enhancing its appeal for both family buyers and business investors alike.

This truly is a tremendous opportunity to acquire a substantial home with extensive land and outbuildings, offering exceptional flexibility and outstanding development potential in a desirable, well-connected location. \*Probate has been granted\*

**Entrance Hall**  
1.42 x 1.26 (4'7" x 4'1")

**Living Room**  
8.15 x 4.41 (26'8" x 14'5")

**Kitchen Breakfast Room**  
5.25 x 7.67 (17'2" x 25'1")

**Hallway**  
2.55 x 1.13 (8'4" x 3'8")

**Bathroom**  
2.07 x 3.07 (6'9" x 10'0")

**Utility Room**  
3.22 x 4.32 (10'6" x 14'2")

**Bedroom Five**  
2.70 x 3.19 (8'10" x 10'5")

**Office**  
2.57 x 3.15 (8'5" x 10'4")

**Sun Lounge**  
7.53 x 3.40 (24'8" x 11'1")

**Bedroom Three**  
3.94 x 3.08 (12'11" x 10'1")

**Bedroom Four**  
4.06 x 3.06 (13'3" x 10'0")

**First Floor**



**Family Room**  
5.23 x 3.43 (17'1" x 11'3")

**Master Bedroom**  
7.49 x 3.22 (24'6" x 10'6")

**Walk In Wardrobe To Master Bedroom**  
3.65 x 1.68 (11'11" x 5'6")

**En-Suite To Master Bedroom**  
3.66 x 1.29 (12'0" x 4'2")

**Bedroom Two**  
5.41 x 3.17 (17'8" x 10'4")

**En-Suite To Bedroom Two**  
2.67 x 1.32 (8'9" x 4'3")

**Utility Room**  
1.76 x 1.81 (5'9" x 5'11")

**EPC - C**  
70/90

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
Accessibility / Adaptations: Level Access Shower, Wheelchair Accessible, Wide Doorways  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Double Garage, Driveway Private, Gated Parking, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

