



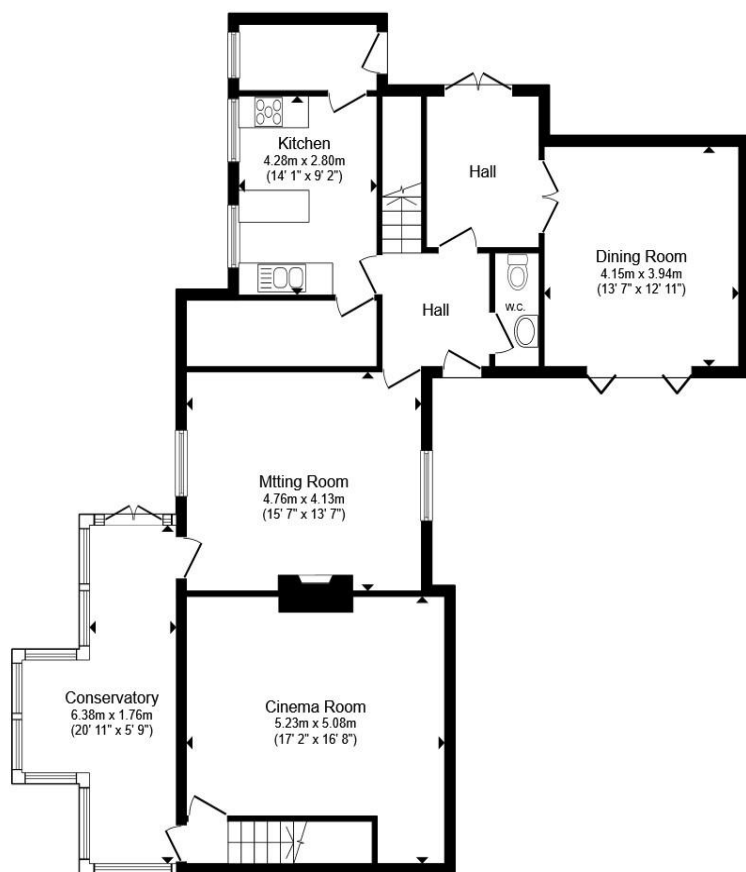
Green Farm Close, Castor Peterborough PE5 7BE

welcome to

Green Farm Close, Castor Peterborough

We are pleased to offer an Exceptional Architect-Designed Smart Home in One of Cambridgeshire's Most Desirable Villages in Caster. This wonderful Detached House with 4 bedrooms, additional office, 2 baths, 5 reception rooms and covering 247 sqm is a perfect family home. This residence combines cutting-edge smart technology, contemporary luxury and outstanding family living. Within approximately one-third of an acre of beautifully landscaped wrap-around gardens, this impressive home offers over three floors of versatile accommodation, for modern lifestyles. The property offers an exceptional blend of generous living spaces, sophisticated interiors and state-of-the-art smart home features, creating a home that is as intelligent as it is beautiful. At the heart lies a stunning contemporary kitchen, the extensive living accommodation includes a downstairs cloakroom, a welcoming sitting room, elegant dining room, cosy snug, conservatory and even a home cinema. The principal Bedroom suite occupies its own private level with dressing area, en-suite shower room and delightful views across the gardens. Three further double bedrooms, a dedicated study and a beautiful family bathroom. Technology is abundant, controlled by Amazon Alexa devices. The home is efficient with Air-source heating, solar panels, battery storage and EV point. Outside, the gardens wrap elegantly around the property, with terraces and seating areas, a large workshop and a generous driveway,

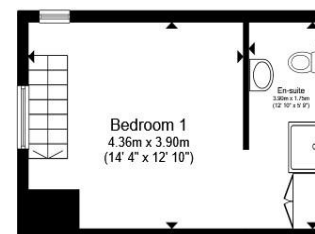




Ground Floor



First Floor



Second Floor

Total floor area 203.5 m² (2,190 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Downstairs Cloakroom

Kitchen

Sitting Room

Dining Room

Snug

Conservatory

Home Cinema

Principal Suite

Jack And Jill Washroom

3 Further Bedrooms

Office

Family Bathroom

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Green Farm Close, Castor Peterborough

- Rare opportunity to acquire one of Castors most unique and desirable Architect Designed Family Home
- Detached Modern Impressive Home with 4 Beds, 2 Bathrooms and 5 Reception Rooms, fully fitted Cinema Room
- Smart Technology throughout, Heat Pumps, Solar System and EV charging
- Beautiful landscaped wrap around Gardens, over 1/3 of an acre with Terraces and Seating areas and Large Workshop
- Ample Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£850,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123698



Property Ref:
PCG123698 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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