

Property details **approval form**

36 Hillfield Road, Oundle, Peterborough, Cambridgeshire, England, PE8 4QP

Date: 25 August 2026 **Property Ref and Version:** OUN202257 - 0007

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

T 01832 274567 **E** oundle@sharmanquinney.co.uk

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◆ Price

guide price £325,000

Tenure: Freehold

◆ Key Features

- £325,000 - £350,000 Guide Price
- Showroom condition throughout,
- Beautiful views of the local area,
- Garage.
- No onward chain
- EPC Rating: C

◆ Short Description

* £325,000 - £350,000 Guide Price *

Beautifully Presented Four-Bedroom Townhouse with Outstanding Views

◆ Directions

◆ Agent Note

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◆ Description

Tucked away from the road along a private driveway, this superbly presented townhouse enjoys a peaceful position overlooking a charming green space and children's park, making it an ideal setting for families.

Upon entering the property, you are immediately impressed by the high standard of finish, with attractive Karndean flooring flowing seamlessly through the entrance hall, downstairs cloakroom, and into the lounge. The living space is exceptionally light and airy, enhanced by large rear doors that open directly onto the garden, creating an ideal space for both relaxing and entertaining.

The kitchen/diner is equally impressive, featuring a range of integrated appliances, stylish tiled flooring, and delightful views across the green to the front, providing a pleasant and bright environment for everyday living.

The first floor offers three of the four bedrooms, including two generously sized doubles, alongside a well-appointed family bathroom. The top floor is dedicated entirely to the impressive master suite, which boasts a dressing area and a large modern en-suite. From here, far-reaching views can be enjoyed across Oundle and the beautiful surrounding countryside.

Externally, the rear garden provides a lovely patio seating area, with the remainder laid to lawn, and convenient access to the garage.

Further benefits include the addition of solar panels, enhancing energy efficiency, and a recently installed boiler (fitted approximately three years ago), providing peace of mind for prospective buyers.

This is a fantastic opportunity to acquire a high-quality home in a sought-after and tranquil location.

Please note that the AML fee covers 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

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◆ Property Images



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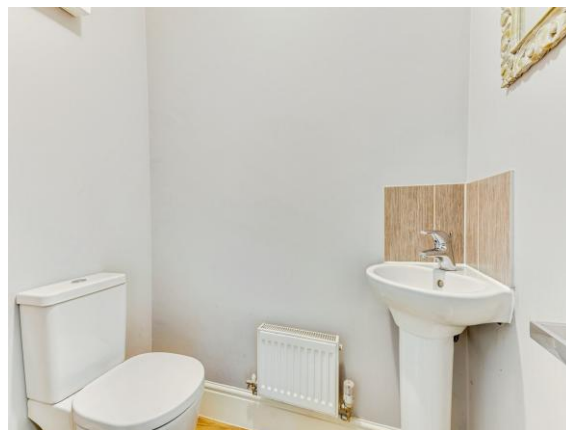
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◆ Property Images



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◆ **Property Images**

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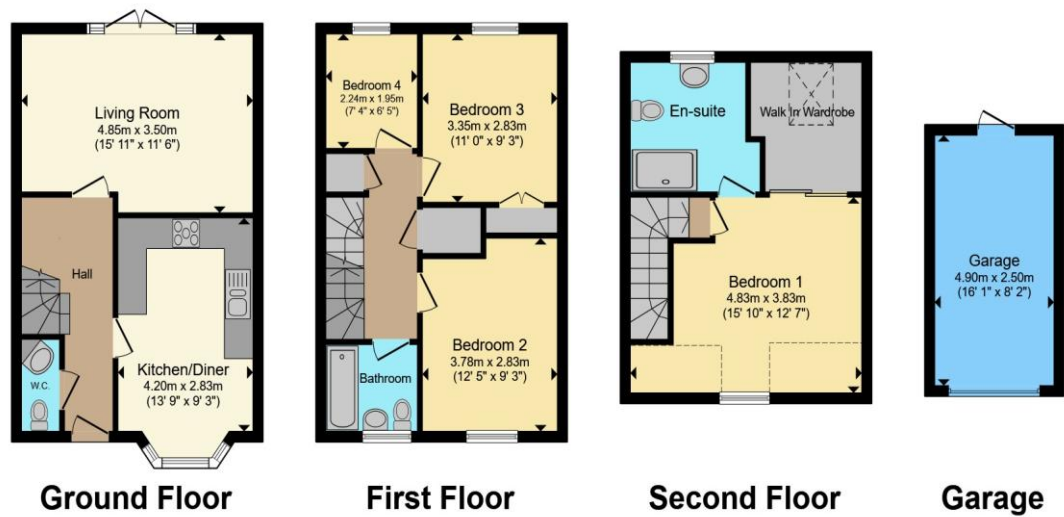
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◆ Floor Plan



Total floor area 119.8 m² (1,289 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



◆ Approval

	Signature	Date
Richard Woods		
Mr S. Campbell		