

**TO LET**



## **POTTLE GREEN**

2, St Botolphs Green, Elton, Peterborough, PE8 6SG



**Rent: £2,400 pcm**

**Late July 2018**

Elton Estate will be offering to let this charming, large detached stone 5 bed property, with large mature gardens that wrap around the property, stables and outbuildings, overlooking paddocks and parkland to the rear. Located on St Botolphs Green, this is a sought-after location within the village.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. Peterborough train station has regular direct trains to London Kings Cross. There is also bus service through the village to both locations.

The village benefits from a primary school, post office and shop, village hall, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.



The property contains many original features and will be let unfurnished. In brief, Pottle Green provides the following accommodation:



## Ground Floor

### Reception 1

Large room with marble fire place and French doors onto the front garden.

### Reception 2

Marble fireplace. Access to side and rear garden.

### Garden Room

With access to and overlooking rear garden and patio.

### Shower Room

White WC, wash hand basin and Shower cubicle

### Dining Room

Overlooking front garden. Parquet flooring. Serving hatch to Kitchen.

### Kitchen

Range of wall and base units together with island unit. Range electric cooker.

### Second Kitchen

Range of wall and base units. Window and door to rear garden and patio.

### Reception 3

French doors to rear garden and patio.

### Utility Room

Plumbing for washing machine. Space for tumble dryer

### Cloakroom

WC and hand wash basin

### Storage Room/Wine Store

Large brick built walk-in storage area.





**ELTON HALL**  
HOUSE AND GARDENS



## First Floor

### Landing

Built-in Wardrobe/Storage Cupboard

### Master Bedroom

Dual aspect windows and built in cupboards

### Ensuite

White suite with shower over bath



### Bedroom 2

Window to front elevation, built in cupboards

### Bedroom 3

Dual aspect with secondary glazing. Built-in cupboards with wash hand basin

### Bedroom 4

Decorative fireplace. Built-in cupboard and airing cupboard.

### Bedroom 5

Dual aspect windows with secondary D.G. C.H. Radiator. Carpet. Access to Ensuite Cloakroom



### Ensuite cloakroom Bed 5

Vanity unit housing white hand wash basin. W.C.

### Family Bathroom

White suite comprising WC, bath, wash hand basin and bidet



## Outside

### Outbuildings

A range of garage, stables and covered storage areas. Parking for cars

### Gardens

Large private gardens with lawns, mature trees, shrubs and flower borders overlooking open parkland to rear.



## General Information

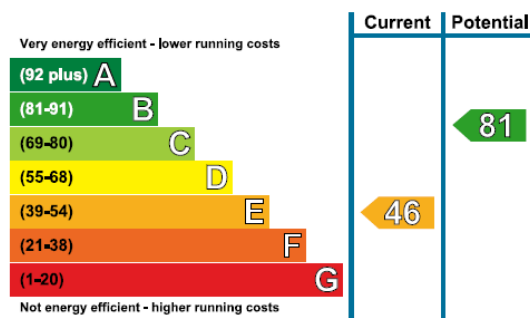
**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223.

To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

**Assessments:** Council Tax Band: G

**Local Authority:** Huntingdonshire District Council Tel: 01480 388388

### EPC



**Tenure:** The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of one year.

**A £200 (inc VAT) administration fee is chargeable on application.**

Rental on application via The Estate Office.

**Deposit:** A deposit of the equivalent of 2 months rent will be required. This will be held with the TDS.

**Pets:** May be accepted, subject to the Landlords consent and pet clause.

**Services:** Mains electricity, water and drainage. Oil fired central heating

## Important Notice

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
Elton Hall  
Elton  
Peterborough  
PE8 6SH

Tel: 01832 280223  
Fax: 01832 280584

**Email:** [office@eltonhall.com](mailto:office@eltonhall.com)

**VIEWING STRICTLY BY APPOINTMENT ONLY**