



## 7-8 ST BOTOLPHS GREEN

Elton, Peterborough PE8 6SG



**Rent: £1,750 pcm**

**Available from Late June 2026**

Elton Estate is offering to let this charming, thatched Grade II, detached stone 3 bed/ 2-bathroom property, with many interesting features that overlooks St Botolphs Green.

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

The village benefits from a primary school, shop, village hall, 2 hairdresser, 2 Pubs and Garden Centre with Restaurant. There are also several walks around the village and footpaths leading to Warmington and Nassington.

**TO LET**



**ELTON HALL**  
ESTATE

The property contains many original features and will be let unfurnished. In brief, 7-8 St Botolphs Green provides the following accommodation:

## Ground Floor

### Front Entrance Hall

Entrance Hall giving access to all ground floor reception rooms and stairs to first floor.

### Kitchen / Diner

**22` 9" x 17` 5" (6.94m x 5.30m)**

Fitted kitchen containing beech effect base and wall units with quarry tile flooring. Plumbing for dishwasher. Adjoining pantry, door access to garden.



### Utility Room

**8` 8" x 5` 6" (2.65m x 1.69m)**

Located off the Hallway with sink unit & plumbing for washing machine & space for tumble dryer.



### Lounge

**20` 3" x 17` 5" (6.18m x 5.30m)**

Window to front & rear elevation. Radiator. Carpets. Inglenook fireplace. Stairs to first Floor. Door to rear garden.



## First Floor

### Landing

Providing access from stairs to all first-floor rooms. Radiators. Window to front elevation.

### Master Bedroom

**15` 7" x 13` 8" (4.75m x 4.17m)**

Windows to rear & side elevation, carpets. built in cupboard. Radiator.

### Ensuite to Master Bedroom

**11` 11" x 5` 7" (3.62m x 1.69m)**

Vinyl Flooring. White suite comprising of shower, handwash basin, radiator, heated towel rail. L.F.W.C.

**TO LET**



**Bedroom 2**  
**9`1" x 8`8" (2.77m x 2.63m)**  
 Window to rear elevation. Radiator.  
 Carpets

**Bedroom 3**  
**11`6" x 10`2" (3.50m x 3.10m)**  
 Window to rear elevation. Radiator.  
 Carpets

**Family Bathroom**  
**9`11" x 7`11" (3.01m x 4.43m)**  
 Vinyl Flooring. Window to side elevation.  
 White suite comprising bath / shower with  
 tiled splashback, handwash basin,  
 radiator, heated towel rail. L.F.W.C.

**Second Floor**

**Office / Study**  
**15`5" x 10`11" (4.70m x 3.33m)**  
 Stairs to 2<sup>nd</sup> floor  
 Window to front elevation. Radiator.

**Storage Space**  
**12`0" x 11`10" (3.65m x 3.61m)**  
 Window / Fire Escape to side elevation.  
 Radiator.

**Outside.**

**Gardens**

Large, enclosed rear garden with lawns,  
 mature trees, shrubs and flower borders.  
 Front of property, lawn and mature shrubs  
 / trees. Off road parking for 3-4 Cars.

**Outbuildings**

Brick Outbuilding housing boiler.  
 Potting Shed.  
  
 Oil Tank

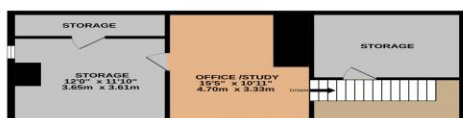
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other details, are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here are for information only and are not guaranteed as to their operation or efficiency and are not shown to scale. Please visit website 02020

**TO LET**



## 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: C

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

**EPC- E56**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**Tenure:** The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy 12 months let.

**Deposit:** A deposit of the equivalent of 5 weeks 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**  
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Elton  
Peterborough  
PE8 6SH

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**VIEWING STRICTLY BY APPOINTMENT ONLY**