



**Eco Home**

**Solar Panels**

**Biomass Boiler**

**Triple Glazing**

**Individually Built**

**Rain Water Harvesting**



**Winsor Crescent**  
Peterborough, PE7 8JG

**£475,000**

A unique individually built Eco House situated on a private road within Hampton with no through access. The street is littered with other bespoke beautifully designed properties.

The property itself is situated on a large plot and boasts rainwater harvesting, Photovoltaic solar panels, solar heated hotwater, zero carbon biomass boiler and triple glazing throughout, keeping household bills to a minimum. Upon entering the property you are greeted with a triple glazed front door and a welcoming entrance hallway.

From the entrance hall you have access to the downstairs W.C, lounge and kitchen. The kitchen is fitted with modern units and benefits from integrated appliances to include a dishwasher and fridge/freezer. The kitchen leads into the utility room which has an integrated washing machine, controls for the solar panels, rainwater harvester and side access to the driveway. The kitchen also leads into the dining room which has a glass panel which looks out onto the entrance hall and a window which looks out onto the rear garden giving the room a light airy feel. The lounge has doors leading from both the dining room and entrance hall as well as french doors leading out onto the patio area. The ground floor has a modern decor throughout to include wood flooring to the entrance hall and living areas and tiled flooring to both the kitchen and utility.

Upstairs benefits from a bright landing with doors leading into the master bedroom which benefits from built in wardrobes, an ensuite and french doors leading out to the rear balcony. A further three bedrooms lead off from the hallway with one of the bedrooms having fitted wardrobes and access to the balcony. The family bathroom is also accessible from the landing.

To the front of the property there is a large block paved driveway with ample car parking, a shrubbed area, a timber bike shed and a double garage. The double garage houses the biomass boiler and has further storage in the eaves. The rear garden has gated side access and benefits from a patio area and large lawned area. The garden itself has some shrubs but is a great blank canvass for any keen gardener.

Measurements:

Lounge: 20' 2" x 11' 9" ( 6.15m x 3.58m )

Dining Area: 10' 4" x 8' 7" ( 3.15m x 2.62m )

Kitchen: 10' 4" x 8' 7" ( 3.15m x 2.62m )

Utility Room: 9' 1" x 7' 1" ( 2.77m x 2.16m )

Bedroom One: 13' 3" x 10' 3" ( 4.04m x 3.12m )

Bedroom Two: 11' 1" to max x 11' 1" excluding door recess  
( 3.38m to max x 3.38m excluding door recess )

Bedroom Three 11' 9" x 6' 10" ( 3.58m x 2.08m )

Bedroom Four 10' 8" x 7' ( 3.25m x 2.13m )

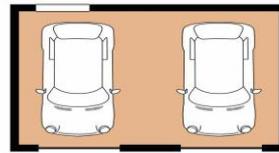
Note: This house was built as a prototype home by Morris Homes, built to Level 6 of The Code for Sustainable Homes and as such is rated as "Highly sustainable/zero carbon". The Eco features contained within the house include triple glazed windows; two banks of Solar Photovoltaic panels providing electricity to the house and generating a feed-in tariff from the National Grid; a Baxi Solar thermal



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		100	100
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.