



Doddington Hall, Ingles Lane, Doddington, PE15 0TE

CHEFFINS

Ingles Lane

Doddington,
PE15 0TE

A unique and very special opportunity to acquire a most impressive and substantial detached former Victorian rectory, believed to date back to 1872, together with an adjoining coach house stables with tack room adjacent and set in delightful mature gardens extending to approximately two acres. The property has been sympathetically improved and incorporates a wealth of original character features including many fine fireplaces, tiled floors, stained glass and sash windows. It provides vast and versatile accommodation set over three storeys and extending in all to approximately 9,534 sqft (886 sqm) excluding outbuildings.

10 8 4

Guide Price £1,500,000





LOCATION

Doddington Hall occupies an outstanding and prominent position right in the heart of the village almost opposite the church and just a short walk from other local amenities. The Cathedral City of Ely is just 9 miles away and has its own main line station serving Cambridge and London. The village is also well placed for access to Huntingdon, the university City of Cambridge and major routes including the A14, M11, A1, M1 and M6.

GROUND FLOOR

Reception Hall, Dining Room, Drawing Room, Family Room, Cloakroom, Boot/Cloaks Room with lift to first floor, Kitchen/Breakfast Room, Laundry Room and Boiler Room, Cloakroom 2, Snug, Study, Potential Annexe with Sitting Room, Garden Room, Cloakroom 3, Kitchen/Breakfast Room 2, Utility Room, Cellar.

FIRST FLOOR

Landing, Principal Bedroom with En-Suite Bathroom, Bedroom 2 with En-Suite Bathroom, 5 Further Bedrooms, 3 Bathrooms, Dressing Room with lift access from ground floor Boot Room, door to Shower Room.

SECOND FLOOR

Landing, 3 Further Bedrooms, Bathroom, Store Room, Snooker/Games Room with door to Kitchen/Breakfast Room.

OUTSIDE

The property is approached through red brick pillars with wrought iron gates leading to an extensive shingle stone parking area and driveway which in turn leads to a former coach house which incorporates two single garages, former tack room/garden store and former stables adjacent. Delightful mature gardens laid to lawn with a great variety of shrubs and fine trees around, well stocked gardens, hedgerow and herbaceous beds. Further enclosed garden area with outdoor heated swimming pool. Carriage driveway leading to main driveway with mature gardens and wooded area adjacent.

AGENTS NOTE

In all the grounds in all extend to about two acres consist of three separate deeds and there is planning consent originally on part of the gardens to the edge of the property for a separate detached dwelling. This has now lapsed along with the original planning consent for conversion of the stables to a nursery.

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - H

Property Type - Detached House

Property Construction - Brick with Tiled Roof

Number & Types of Rooms - Please refer to floorplan

Square Footage - Please refer to floorplan

Listed - Grade II Listed

Conservation Area - Yes

Parking (include all types) - Garage and Driveway

Flood risk - Low Risk

Easements, Covenants, Rights of Way - Please refer to land registry documents

Services:

Electricity - Mains Supply

Heating Sources (list all types available) - Oil central heating, wood burners and open fire

Water (mains or other) - Mains Supply

Sewerage (mains or other) - Mains Supply

Broadband Connected - Yes

Broadband Type - FTTP

Mobile coverage - Okay













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Local Authority - Fenland District Council

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Area: 2.09 acres (8459.13 m²)



**Approximate Gross Internal Area 9534 sq ft - 886 sq m
(Excluding Outbuilding)**

Cellar Area 205 sq ft – 19 sq m
 Ground Floor Area 4175 sq ft – 388 sq m
 First Floor Area 3301 sq ft – 307 sq m
 Second Floor Area 1853 sq ft – 172 sq m
 Outbuilding Area 1246 sq ft – 116 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

