



The Cotes, Soham, CB7 5EP

CHEFFINS

The Cotes

Soham,
CB7 5EP

- Substantial Recently Converted Barn
- Over 3,100 Sq Ft of Accommodation
- Views over open countryside

A substantial recently converted barn in a semi-rural location. Accommodation comprises reception hall, superb kitchen/dining/living area, separate lounge, utility, study, ground floor double bedroom with wet room, master bedroom with dressing room and en-suite, 3 further double bedrooms (1 with en-suite) and bathroom. There is an extensive driveway, cart lodge and gardens overlooking countryside. Available: 21/08/25. Minimum 6 month fixed term. Security deposit £2769. Holding fee £553. Council Tax Band: G. EPC: B

5 4 3

£2,400 PCM





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

RECEPTION HALL

With vaulted ceiling and feature floor-to-ceiling glazing and door to rear aspect. Oak floor with under floor heating and stairs to first floor.

CLOAKROOM

With low level WC, pedestal hand wash basin, tiled floor with under floor heating.

LOUNGE

With double glazed window to rear aspect overlooking the garden and double glazed French doors and screens to side garden, oak flooring with under floor heating.

BEDROOM

With double glazed window to side aspect, oak flooring with under floor heating.

WET ROOM

With level access shower, low level WC, vanity unit, double glazed window to front aspect, tiled flooring with under floor heating.

STUDY

(L shaped) with double glazed window to front aspect, oak flooring with under floor heating.

KITCHEN / DINING / LIVING AREA

With under floor heating, double glazed French doors and glazed screens onto rear garden, double glazed windows to front and side aspects. Fitted with a range of painted eye and base level storage units and

drawers with stone work surfaces and under mounted sink, integral dishwasher and fridge, double electric oven, island unit with stone top, electric hob with extractor hood, drawers and breakfast bar.

UTILITY

With double glazed window to front aspect, sink unit and drainer, base level storage units and work surfaces, plumbing for washing machine, wall mounted gas fired boiler, tiled flooring with under floor heating.

GALLERIED LANDING

Overlooking the hall with two radiators.

MASTER BEDROOM

With Velux windows to front and rear aspects (with the rear having a superb view across surrounding countryside). Two double glazed windows to side aspects and two radiators.

DRESSING ROOM

With radiator

ENSUITE

With velux window to front aspect, low level WC, 2-drawer vanity unit with wash basin, double size shower cubicle, tiled floor, heated towel rail.

BEDROOM

With two Velux windows to front aspect and double glazed window to side aspect. Radiator.

ENSUITE

With low level WC, vanity unit with wash basin, double size shower cubicle, heated towel rail.

BEDROOM

With double glazed window to side aspect and two Velux windows to rear aspect giving attractive views of surrounding countryside. Radiator.

BEDROOM

With velux window to rear aspect giving attractive views of surrounding countryside. Radiator.

BATHROOM

With freestanding bath, double size shower cubicle, low level WC, two-drawer vanity unit with wash basin, Velux window to front aspect and heated towel rail.

OUTSIDE

The property has a large, gated shingled driveway providing ample off street parking. Adjoining the rear of the house is a shingled seating area leading onto an extensive lawn enclosed by post and rail fencing. Cart lodge with two parking bays and one lockable storage area (the space above the cart lodge is not for tenants use)

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.





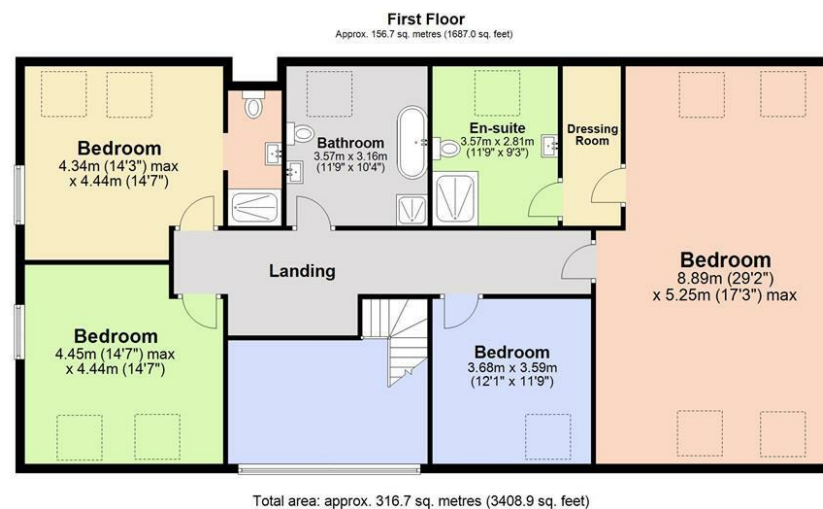


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£2,400 PCM

Council Tax Band - G

Local Authority - East Cambs District Council



Agents note:

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

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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.

