

Townsend, Soham, CB7 5DD

CHEFFINS

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Soham,
CB7 5DD

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Guide Price £670,000



- Detached 5 bedroom period property
- Extended and much improved
- Modern features throughout
- Three additional reception rooms
- Magnificent kitchen/diner
- Two ensuite showers including family bathroom
- Off road parking for several cars
- Motivated sellers

A much improved and extended five bedroom detached family residence dating back to the 18th Century situated in the heart of Soham. The property has undergone significant works throughout with stunning sleek modern touches. The main selling feature is the magnificent kitchen/family room.









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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

GROUND FLOOR

ENTRANCE HALL
Entrance doors, staircase rising to the first floor, tiled flooring and solid oak doors to adjoining rooms.

STUDY/PLAYROOM
Windows to the front and side aspects.

LIVING ROOM
Sash window to the front aspect and built-in storage.

CLOAKROOM
Comprising low level WC and wash basin.

FAMILY ROOM
Feature brick inglenook fireplace, window to the side aspect and archway opening to:

KITCHEN/DINING ROOM
A vaulted room with recessed lighting, window and double doors to the rear aspect. The kitchen comprises a range of base and wall units with quartz worktops, Rangemaster sink, built-in dishwasher, space for range style cooker and space for American style fridge freezer. Archway to:

BOOT ROOM
Door to the rear aspect.

UTILITY ROOM
Fitted with base and wall units with worktop space, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

LANDING
Walk-in cupboard/wardrobe.

PRINCIPAL BEDROOM
Window to the front aspect, walk-in wardrobe and door to:

EN SUITE
Comprising double shower enclosure, low level WC, wash basin, heated towel rail and window to the side aspect.

BEDROOM 2
Window to the rear aspect and air coniditioning unit. Door to:

EN SUITE
Comprising wash basin, low level WC and shower enclosure.

BEDROOM 3
Window to the front aspect, access to the loft space.

BEDROOM 4
Window to the rear aspect.

BEDROOM 5
Window to the front aspect.

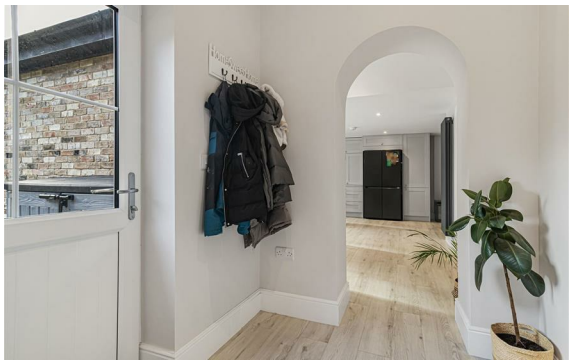
FAMILY BATHROOM
Comprising panelled bath, walk-in double shower enclosure, wash basin, low level WC, heated towel rail, tiled walls and window to the side aspect.

OUTSIDE
To the front is a driveway providing off road parking for several cars with additional parking for 1 car to the rear. The rear garden is landscaped, mainly laid to lawn with child play area.

VIEWINGS
By appointment through the Agents.










THIS
KITCHEN
IS FOR
dancing





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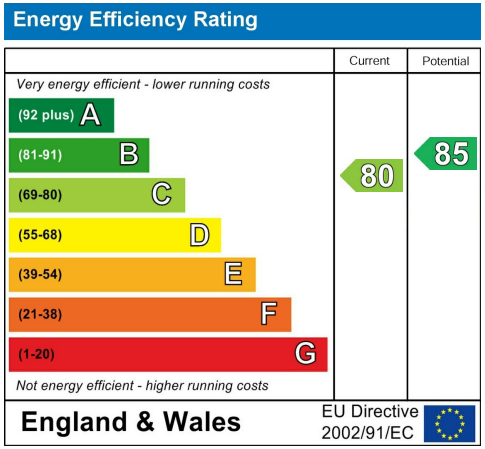







The Worry Monsters
Where's Mr Lion?





Guide Price £670,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire



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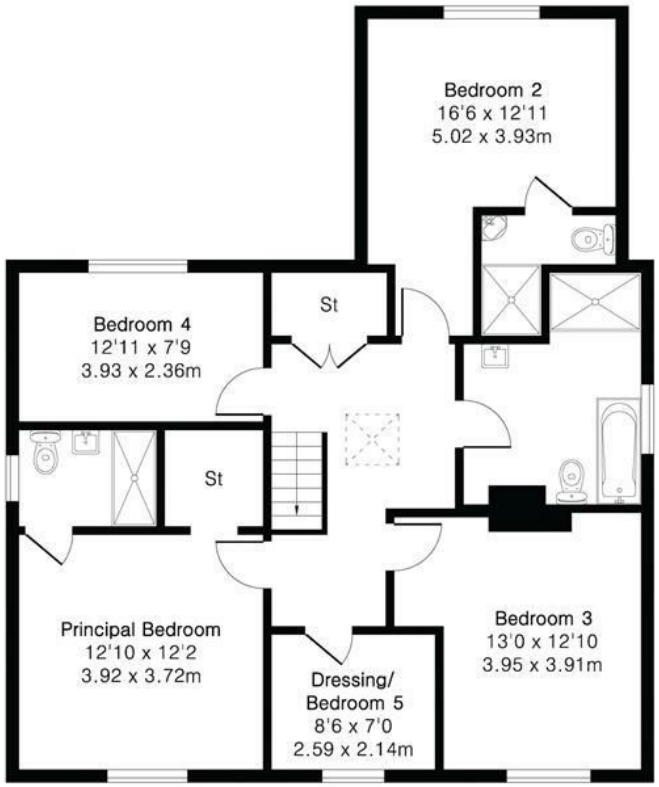
Approximate Gross Internal Area 2280 sq ft - 212 sq m

Ground Floor Area 1276 sq ft – 119 sq m

First Floor Area 1004 sq ft – 93 sq m



Ground Floor



First Floor

PINKPLAN

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.

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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.

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