



Main Street, Witchford, CB6 2HG

**CHEFFINS**

# Main Street

Witchford,  
CB6 2HG

- Substantial Family Home – Approx. 3,000 Sq Ft
- 5 Double Bedrooms (3 Ensuite)
- 3 Reception Rooms & Kitchen/Family Home
- Stunning Hallway & Galleried Landing
- Overlooking Farmland
- Extensive Driveway, Cart Lodge & Mature Gardens
- Freehold / Council Tax Band F / EPC Rating B

A substantial and superbly designed residence of approximately 3,000 square feet with superb countryside views and extensive accommodation. Comprises on the ground floor, reception hall with central staircase, cloakroom, spacious open plan kitchen/dining/family room, utility, sitting room, dining room and study. On the first floor there is a stunning galleried landing with vaulted ceiling and fantastic views, 4 double bedrooms with 3 having ensuites and bedrooms 1 and 2 having dressing rooms, whilst there is also the family bathroom. The second floor consists of a further double bedroom and a large walk-in loft area. Outside there are mature gardens adjoining farmland, a spacious driveway and double cart lodge.

To fully appreciate the extent of the accommodation, position and light and airy feel of this fine family home, a viewing is highly recommended.

5 4 3

**Guide Price £875,000**





## LOCATION

Witchford is situated approximately 2 miles West of Ely on the A.142. Witchford has a range of day to day amenities and facilities, together with a primary school and secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service via Cambridge (15 miles) and London.



## RECEPTION HALL

With porcelain tiled floor with feature central staircase leading to the galleried landing, range of double glazed windows, built-in cloaks cupboard, under floor heating.

## CLOAKROOM

Refitted with low level WC and wash basin, under floor heating.

## KITCHEN / FAMILY / DINING ROOM

Split level with kitchen area comprising a range of matching high gloss storage units and drawers with granite work surfaces, sink unit and drainer, space for Range oven and extractor hood, integrated dishwasher, central island unit with granite top, storage units and breakfast bar, double glazed windows, tiled floor with under floor heating.

Dining/family area with engineered oak flooring, 2 sets of double glazed French doors leading to the gardens and double glazed windows with screens having attractive views across farmland, under floor heating.

## UTILITY ROOM

With sink unit and drainer, base level storage units and worktop, plumbing for washing machine, boiler supplying the gas central heating system, under floor heating, door to garden.

## SITTING ROOM

With feature double sided contemporary multi-fuel fire, double glazed doors onto garden, under floor heating.

## DINING ROOM

With feature double sided contemporary multi-fuel fire, engineered wood flooring with under floor heating, double glazed window.

## STUDY

With built-in desk, 2 double cupboards.

## GALLERIED LANDING

A superb feature of this property having a vaulted ceiling with twin skylights and various double glazed windows and large double glazed screens overlooking the garden and fields beyond, stairs to second floor, radiator.

## BEDROOM 1

With double glazed screens and windows giving superb views across surrounding countryside and the recreation ground, radiator.

## DRESSING ROOM

With 2 fitted double wardrobes, dressing table and velux window, radiator.

## ENSUITE

With double walk-in shower, vanity unit with wash basin, low level WC, heated towel rail.

## BEDROOM 2

With double glazed window, radiator.

## WALK-THROUGH DRESSING ROOM

With 2 pairs of built-in double wardrobes, 2 dressing tables.

## ENSUITE BATHROOM

With panelled bath low level WC, pedestal hand wash basin, towel rail.

## BEDROOM 3

With double glazed window to rear aspect, radiator.

## ENSUITE

With shower cubicle, low level WC, pedestal hand wash basin, heated towel rail.

## BEDROOM 4

With fitted wardrobes and dressing table, double glazed and velux windows, radiator.

## BATHROOM

With roll-top bath, vanity unit with wash basin, shower, low level WC, heated towel rail, double glazed window, radiator.

## SECOND FLOOR

### BEDROOM 5

With 2 velux windows and double glazed window giving a superb view across surrounding countryside, radiator. Access through to:

## BOARDED WALK-IN LOFT AREA

## OUTSIDE

The property is accessed from Main Street via an electric gate and a driveway shared with one other property. This leads into the private driveway for Lashmere which provides extensive off road parking and leads to the double cart lodge measuring approximately 16' x 16' with personnel door into the rear garden. The front garden is predominantly lawned with a range of borders and mature trees providing excellent privacy and a large paved patio area. This garden adjoins farmland and therefore has the benefit of the attractive views. The garden continues around to the rear of the property which is fully enclosed and has a combination of lawn and raised vegetable beds.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £875,000

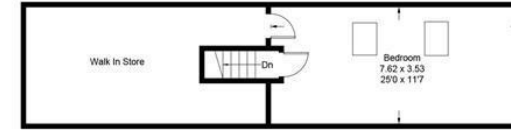
Tenure - Freehold

Council Tax Band - F

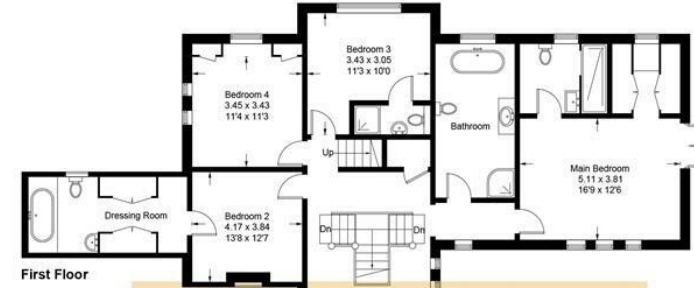
Local Authority - East Cambs District Council

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <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 &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Approximate Gross Internal Area = 308.4 sq m / 3320 sq ft  
(Excluding Car Barn / Lodge)



Second Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1218090)

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

