



Hasse Road, Soham, CB7 5UW

**CHEFFINS**

# Hasse Road

Soham,  
CB7 5UW

- Substantial Detached Residence
- Main House Approx. 3,700 Square Feet
- Plot of Approx 0.65 of an Acre (sts)
- 5 Double Bedrooms (2 Ensuite)
- Spacious Lounge & Study
- Stunning Bespoke Kitchen Opening into Substantial Dining/Living Area
- Garage Block with Rooms with Side & Above
- Stable Block & Manege
- Countryside Views
- Freehold / Council Tax Band TBC / EPC Rating B

A recently constructed and beautifully appointed detached residence of approximately 3,700 square feet with double garage with rooms to side and above, stable block and manege.

The property is situated in a rural location with attractive farmland views to front and rear and comprises on the ground floor, reception hall, study, lounge, stunning bespoke fitted kitchen, dining and family room, utility and cloakroom. On the first floor there are 5 double bedrooms (2 with ensuites) and family bathroom.

Outside the property has an extensive driveway leading to the garage block, lawned gardens with the equestrian element and the rear.

The property has the benefit of air source heating with under floor heating to the ground floor and radiators to the first and to fully appreciate the superb specification and extensive accommodation a viewing is highly recommended.

 5  3  2

**Guide Price £1,048,000**





## 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 feature vaulted ceiling and full height glazing and doors to front aspect with attractive views across countryside, central oak staircase with glazed panels, 2 double glazed windows to side aspect, ceramic tiled floor with under floor heating.

**STUDY**

With double glazed window to front aspect, telephone point, television point, under floor heating.

**LOUNGE**

With double glazed windows to front and rear aspects, telephone point, television point, under floor heating.

**KITCHEN / DINING / LIVING ROOM**

Kitchen area - Fitted with a range of bespoke wall and base level storage units and drawers with quartz work surfaces and undermounted double bowl sink, larder cupboard with built-in drawers and shelves, glass fronted display units, integrated side-by-side electric ovens, combination microwave oven and coffee machine, induction hob (which can be controlled via a smart phone) and extractor hood, tall separate fridge and freezer, wine fridge and dishwasher, island unit with quartz top, breakfast bar and cupboards and drawers beneath, 2 double glazed windows to rear aspect, ceramic tiled floor with under floor heating.

Dining/Living Area - With bifold doors to rear garden, double glazed window to side aspect, fitted display shelving, tiled floor with underfloor heating.

**BOOT ROOM**

With double glazed window to front aspect and door to side, bespoke built storage units with quartz work surfaces and undermounted sink, integrated washing machine and cupboard for tumble drier, bench with storage beneath, ceramic tiled floor with under floor heating.

**CLOAKROOM**

With low level WC, vanity unit with wash basin and stone top,

double glazed window to front aspect, ceramic tiled floor with under floor heating.

**FIRST FLOOR LANDING**

With glazed panels and a superb view to the front of farmland, built-in double cupboard, 2 radiators.

**BEDROOM 1**

With feature floor-to-ceiling glazing, French doors and Juliet balcony giving an attractive view across the garden and fields beyond, vaulted ceiling, 2 radiators.

**ENSUITE**

With large walk-in shower, side-by-side basins on countertop with storage beneath, low level WC, heated towel rail.

**BEDROOM 2**

With double glazed window to rear aspect with views across the garden and countryside, walk-in wardrobe, radiator.

**ENSUITE**

With shower cubicle, stone counter top with basin and storage units beneath, low level WC, double glazed window to front aspect, heated towel rail, radiator.

**BEDROOM 3**

With double glazed window to rear aspect with attractive view across the garden and countryside, radiator.

**BEDROOM 4**

With double glazed window to front aspect with attractive view across countryside, radiator.

**BEDROOM 5**

With double glazed window to rear aspect with attractive view across the garden and countryside, access to loft, radiator.

**BATHROOM**

With built-in wash basin and low level WC with stone counter top and storage beneath, freestanding bath and tap, double glazed window to front aspect, heated towel rail.

**OUTSIDE**

The property is enclosed by post and rail fencing at the front and entered via electric, remote controlled wrought iron gates leading into an extensive block paved driveway providing ample parking. Within the driveway there is the garage block which comprises:

Double Garage with electric roller shutter doors, lights and radiator. Door to:

Ground Floor Room with scope to be used an office or additional living accommodation with double glazed window to front aspect and door to side, cupboard with hot water cylinder. Stairs to:

First Floor Open Plan Living Area with 2 double glazed windows to front aspect, carpeted and 2 radiators.

Shower Room with shower, low level WC, vanity unit with wash basin.

Leading alongside the plot timber 5-bar gates open into a gravelled driveway leading to the equestrian element. This comprises a timber built 'National' stable block consisting of 2 stables, a tack room and excellent store. To the front of the stable block there is a block paved yard area with tap and to the rear there is a manege with a rubber chip surface.

Adjoining the rear of the house there is an extensive area of paved patio leading onto a lawned garden bordered by young hedging plants.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.







## Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 | 92                      |   |
| (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 |  |



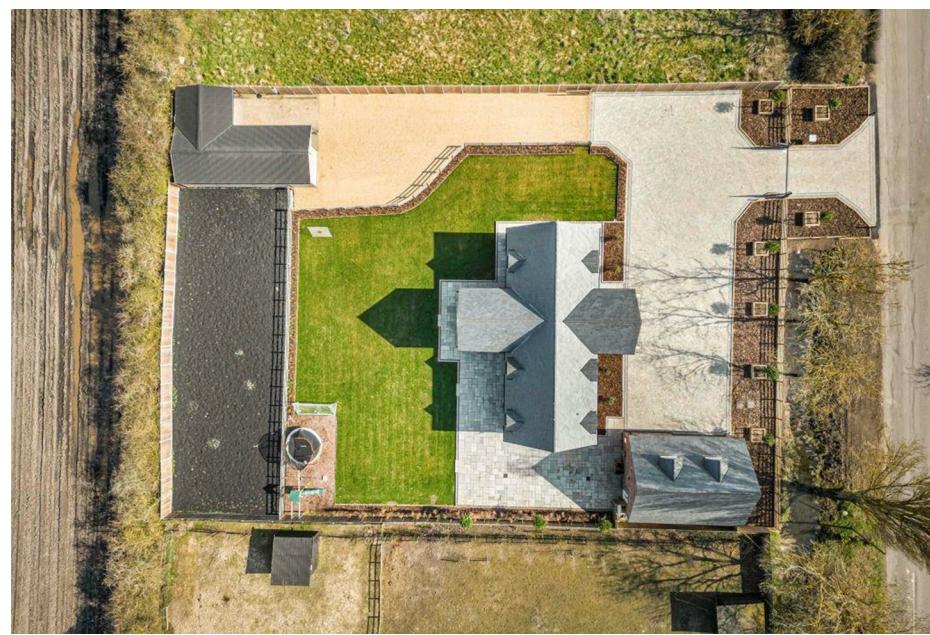
Guide Price £1,048,000

Council Tax Band –

Local Authority – East Cambs

District Council





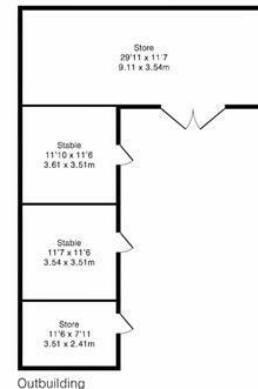




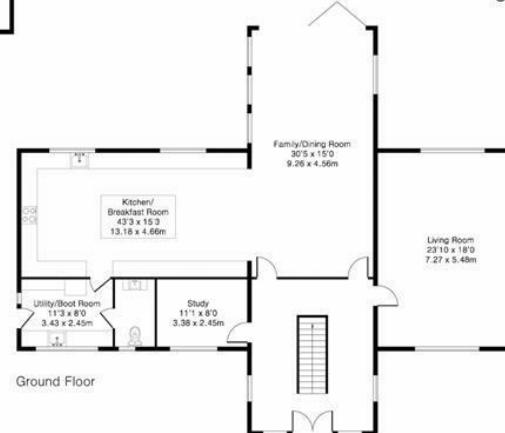
Annexe Ground Floor



Annexe First Floor



Outbuilding



Ground Floor

### Approximate Gross Internal Area 5157 sq ft - 479 sq m

Ground Floor Area 1854 sq ft - 172 sq m

First Floor Area 1854 sq ft - 172 sq m

Annexe Ground Floor Area 254 sq ft - 24 sq m

Annexe First Floor Area 478 sq ft - 44 sq m

Garage Area 459 sq ft - 43 sq m

Outbuilding Area 717 sq ft - 67 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.





Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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.



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