



Hasse Road, Soham, CB7 5UW

**CHEFFINS**

## Hasse Road

Soham,  
CB7 5UW

- No Forward Chain
- Beautifully Presented Bespoke Detached Family Home
- Luxurious & Well Equipped Bespoke Kitchen/ Dining / Family Room
- Lounge With Vaulted Ceiling
- 4 Double Bedrooms (2 Ensuite)
- Boot Room & Ground Floor Shower Room
- Off Road Parking For Multiple Vehicles
- Double Garage / Hames Room with Bedroom & Ensuite Above
- Separate Barn
- Freehold / Council Tax Band F / EPC Rating B

\*\* No onwards Chain \*\*

Cheffins are delighted to offer to the market this one of a kind, bespoke and luxurious family home located on the outskirts of the village of Soham.

The property offers a grand entrance with vaulted ceilings and tiled under floor heating which continues through to the lounge with further vaulted ceilings and a large window to front providing copious amounts of light. There is a versatile secondary reception room which while kitted out as a home office with fitted furniture, it could be used as a playroom or further bedroom if required. Furthermore, from the grand hallway leads to the gorgeous, bespoke kitchen/dining/family room offering a well equipped kitchen with solid marble work surfaces to include a full height fridge and freezer, integral dishwasher, integral bins, double butler sink and double range style cooker. This leads to a large utility/boot room and ground floor shower room beyond. To the first floor there are 4 good sized bedrooms with 2 of the bedrooms benefiting with shower rooms and a further luxurious family bathroom completing the internal accommodation.

Outside the property there is a grand entrance through electric gates which leads to through to an extensive driveway providing ample parking for multiple vehicles, a double garage which is currently being used as a games room/bar with bedroom and ensuite to the floor above, a separate barn providing parking for 2-4 vehicles, dependant on size; whilst the rear offers a mainly laid to lawn garden with paved patio, low level brick wall to one side and gated access to the parking area.

This stunning home is one not to be missed and you must see the property to appreciate the quality on offer. It further benefits to being offered with no onward chain and is available to view by appointment. To find out more or to arrange a viewing, please contact us today.

4 5 2

Guide Price £765,000





## 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.

## ENTRANCE HALL

With door to front, stairs leading to first floor, vaulted ceiling with 2 skylights to either side, chandelier, under floor heating.

## CLOAKROOM

Fitted with a two-piece suite comprising low level WC, vanity wash hand basin, fully tiled wall, window to side, tiled floor with under floor heating.

## LOUNGE

With large feature window to front with tinted glass, window to side, vaulted ceiling with spotlights, media wall with fireplace, under floor heating.

## STUDY / FAMILY ROOM

With window to rear, fitted office furniture including cupboard and drawers, cupboard housing hot water cylinder, under floor heating.

## KITCHEN / DINING / FAMILY ROOM

Fitted with a superb range of base and wall units, cupboards and drawers with solid marble work surfaces over, central island with breakfast bar and seating for 4, double butler sink with mixer tap over, double range style cooker with integral extractor hood over, integral dishwasher, integral bins, integrated full height fridge and freezer, integrated and lit pantry with wine rack, drawers and shelving. With media wall to family area with bespoke cupboards and shelving with marble work surfaces, bifold doors to rear providing access to garden, spotlights, tiled flooring with under floor heating.

## UTILITY / BOOT ROOM

Fitted with a range of bespoke cupboards and

drawers with solid marble work surfaces over, bespoke seating and cat hooks, door to side providing access to parking area, tiled flooring with under floor heating.

## SHOWER ROOM

Fitted with a three-piece suite comprising low level WC, bespoke vanity wash hand basin with solid work surfaces over, double shower cubical, extractor fan, spotlights, part tiled walls, tiled flooring with under floor heating.

## FIRST FLOOR LANDING

With radiator, window to front, two built in storage cupboards.

## BEDROOM 1

Dual aspect room with window to front and rear, bespoke fitted wardrobes and drawers, dressing area with large fitted dressing table, door leading to..

## ENSUITE

Fitted with a four-piece suite comprising low level WC, bespoke vanity unit with his and her sinks, shower cubical, part tiled walls and splash backs, tiled floor, heated towel rail, spotlight, extractor fan.

## BEDROOM 2

With window to rear, radiator, loft access, spotlight, door leading to...

## ENSUITE

Fitted with a three-piece suite comprising low level WC, floating vanity wash hand basin, shower cubical, heated towel rail, window to side, part tiled wall and splashback, tiled floor.

## BEDROOM 3

With window to rear, spotlights.

## BEDROOM 4

With window to rear, radiator, spotlights.

## BATHROOM

Fitted with a three-piece suite comprising low level WC, vanity wash hand basin with solid work surfaces over, freestanding bath with shower attachment over, window to rear, heated towel rail, spotlights, part tiled wall, tiled flooring.

## OUTSIDE

To the front, the property consists of an electric, remote controlled gate providing access to driveway and parking area for ample parking, gravelled areas with inset trees and hedge row to front, and leading to:

Double garage - This is currently being used as a games room/bar consisting brick built bar with seating, two electric roller doors, power and light connected, stairs leading to mezzanine first floor currently set up as a 5th bedroom with two skylights to rear together with a ensuite comprising low level WC, vanity wash hand basin, shower cubical, window to rear, extractor fan.

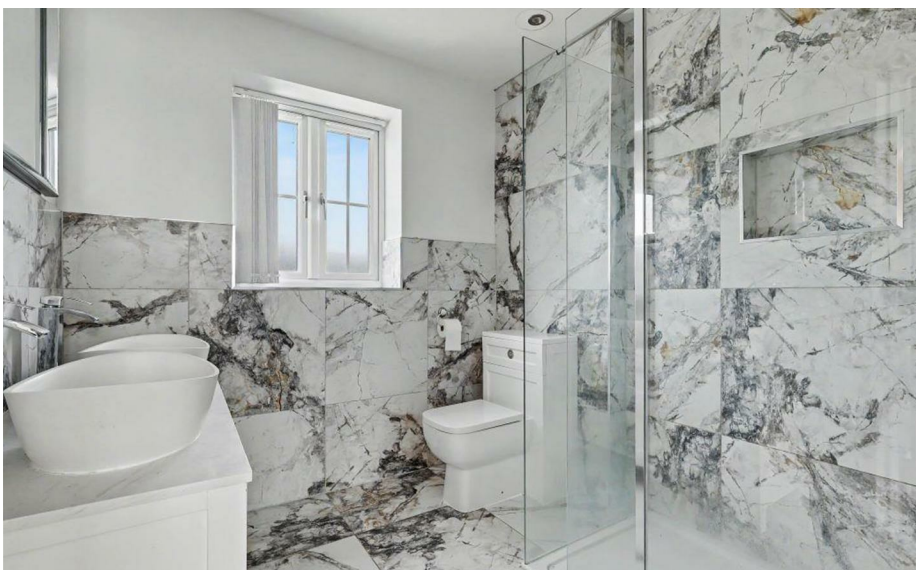
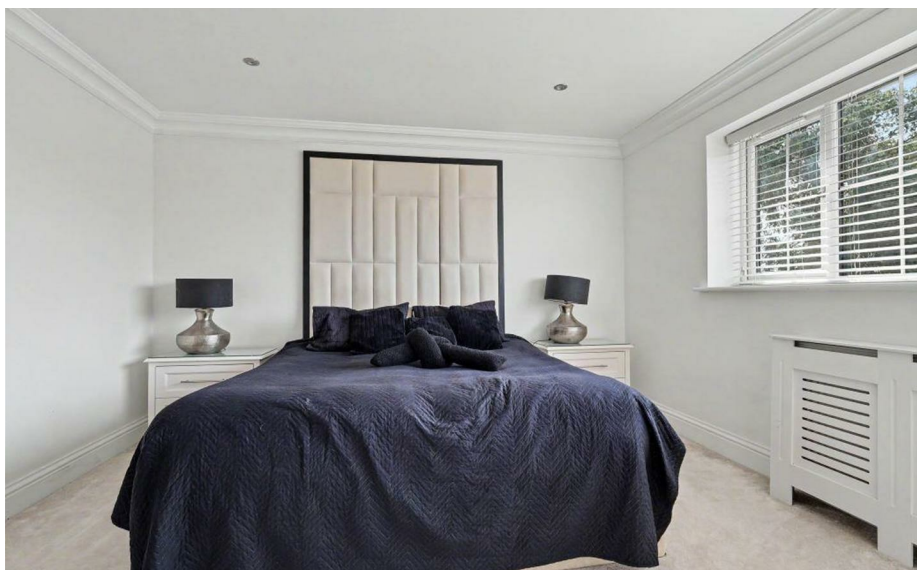
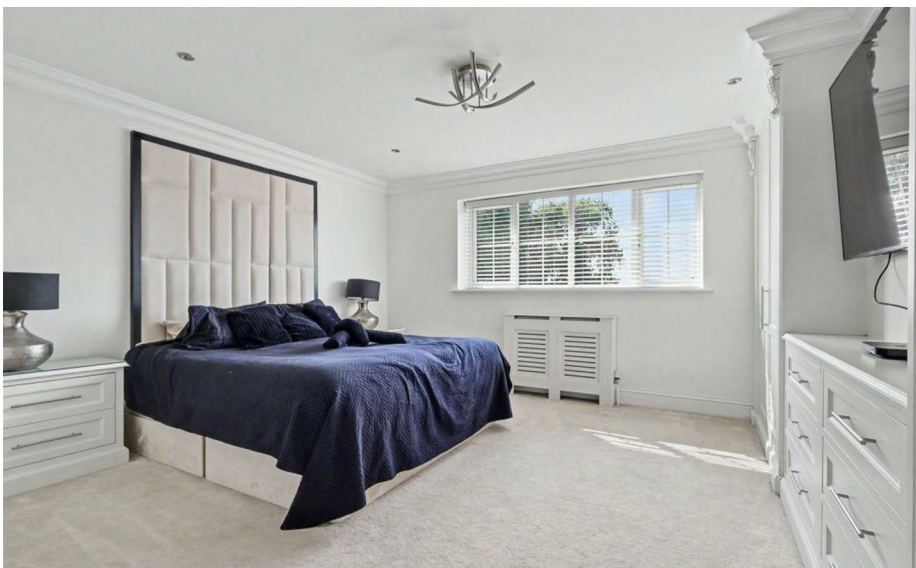
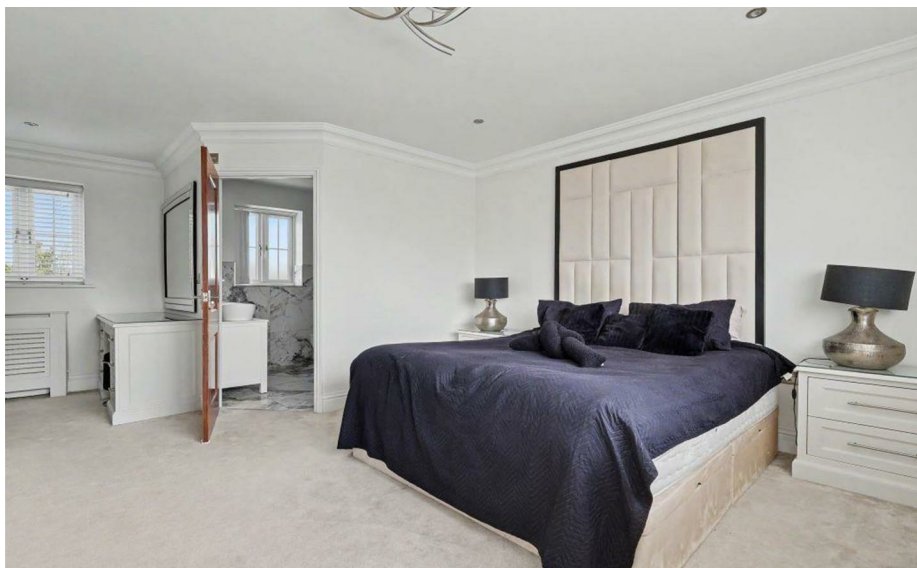
Detached Barn - a large modern built barn providing storage/parking for two to four vehicles, dependant on size, barn styled doors power and light connected.

To the rear of the property there is a low level walled and gated, mainly laid to lawn garden with paved patio, hedge row to rear, outdoor landing.

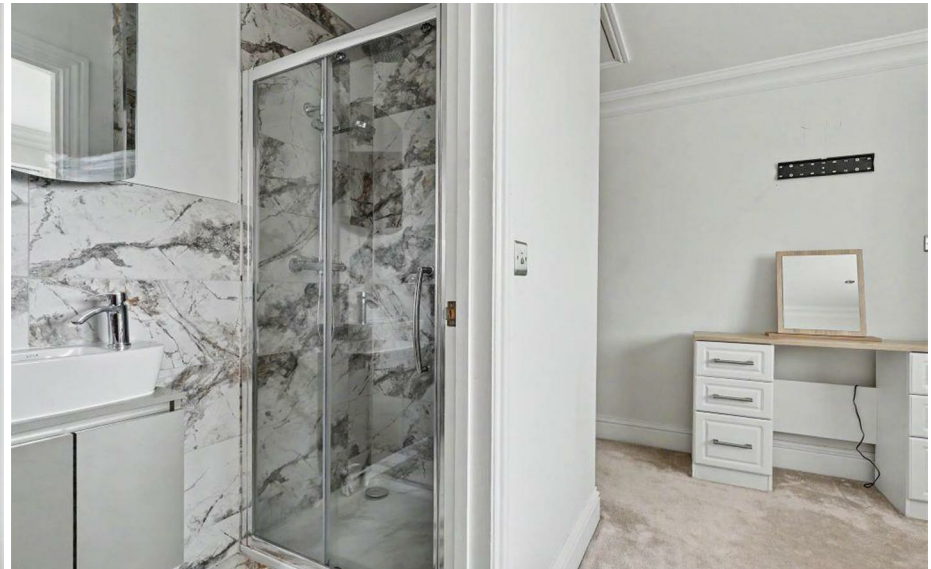
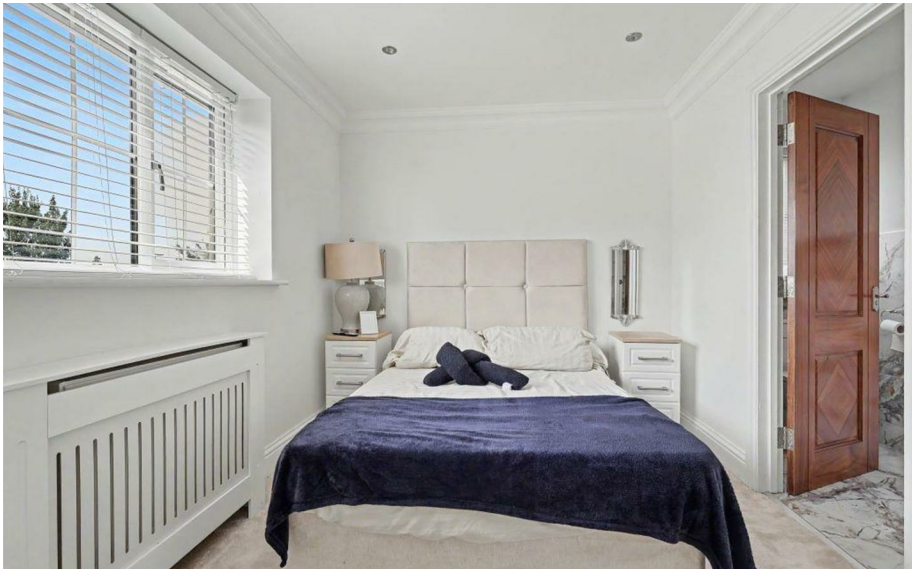
## VIEWING ARRANGEMENTS

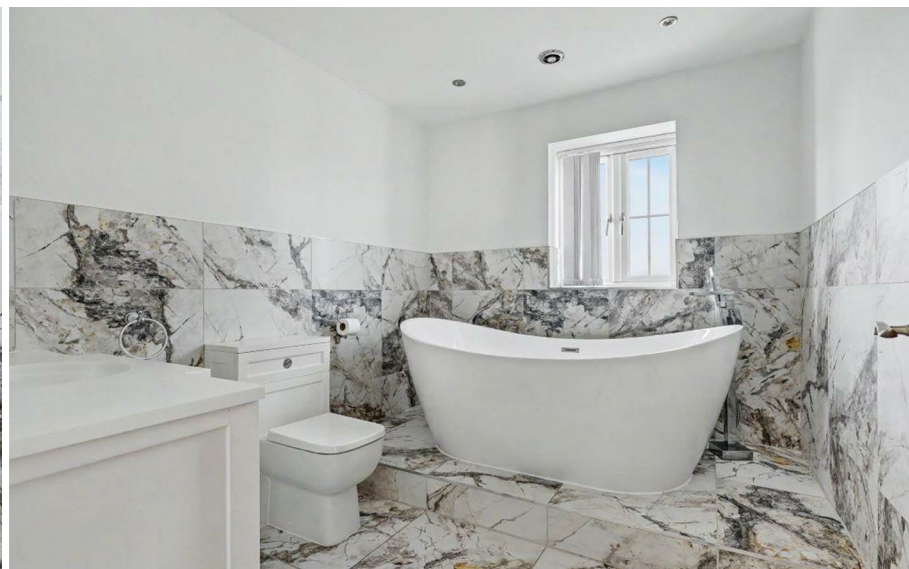
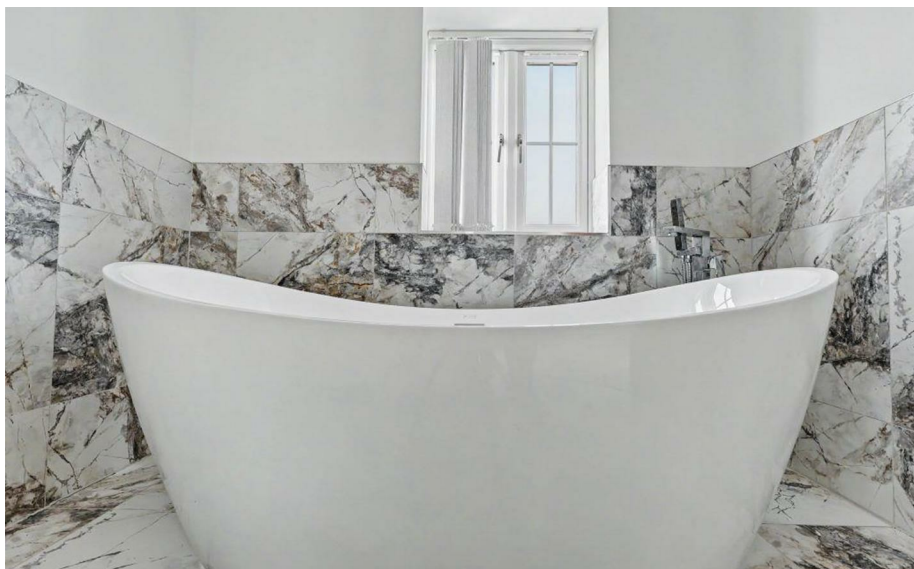
Strictly by appointment with the Agents.



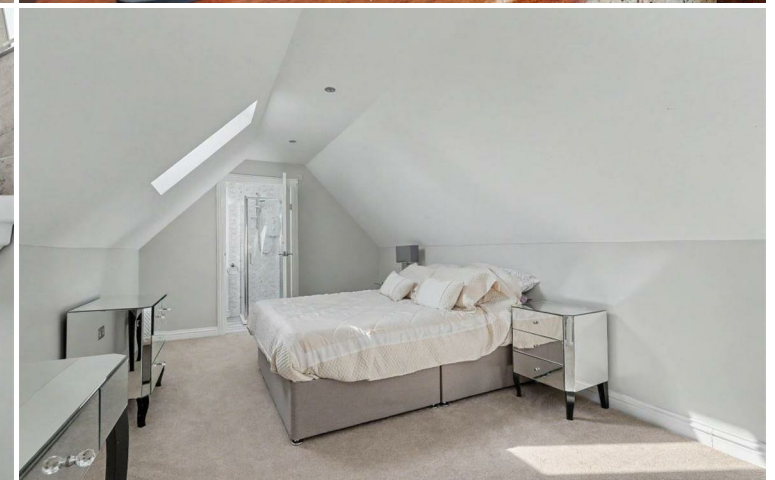
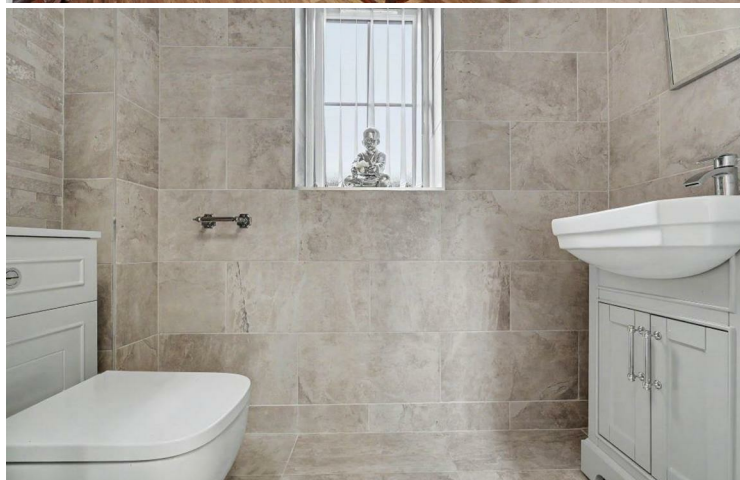
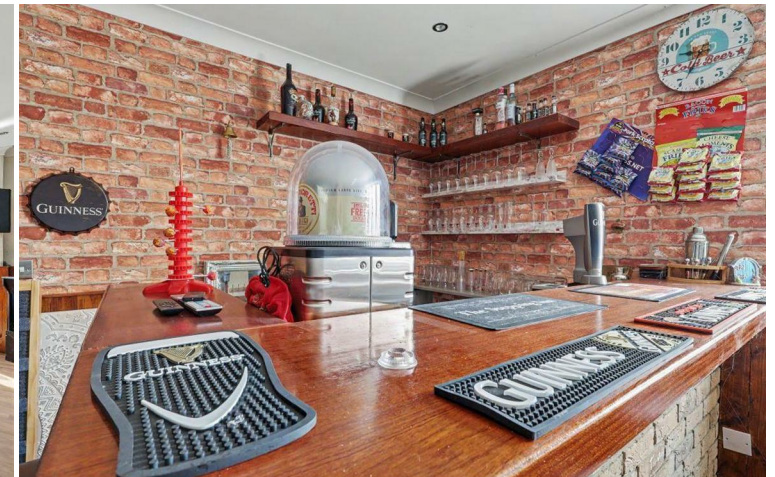
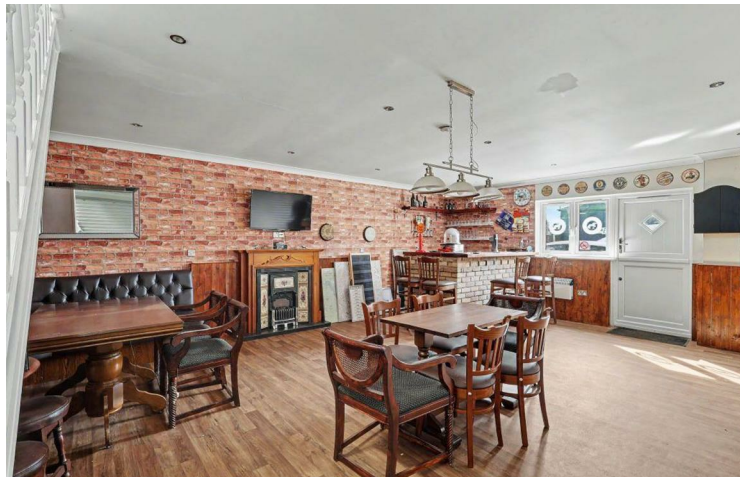








| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 100       |
| (92 plus) A                                 | 87                      |           |
| (81-91) B                                   |                         |           |
| (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 £765,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council



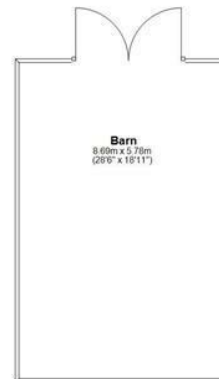
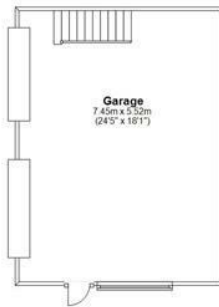
Ground Floor

Approx. 151.7 sq. metres (1632.6 sq. feet)



First Floor

Approx. 119.0 sq. metres (1290.5 sq. feet)



Total area: approx. 271.6 sq. metres (2923.1 sq. feet)



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.

