

Offers Over  
**£575,000**

Milk and Water Drove, Pondersbridge, Huntingdon  
PE26 2AP



**To arrange a viewing call us now on 01354 694900**

ECO FRIENDLY this four bedroom detached family home has been built to a HIGH SPECIFICATION by our sellers and has the OPTION OF OFF GRID LIVING if desired. There is an ABUNDANCE OF SPACE, versatility of rooms, AMPLE OFF ROAD PARKING and a DOUBLE GARAGE. The accommodation comprises OPEN PLAN living/dining/kitchen, large utility in support, four double bedrooms, two en-suite shower rooms and a luxury bathroom.

This DREAM HOME could be yours so give us a call to book your viewing.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

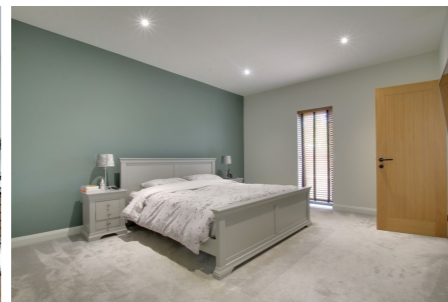
**elliswinters&co**



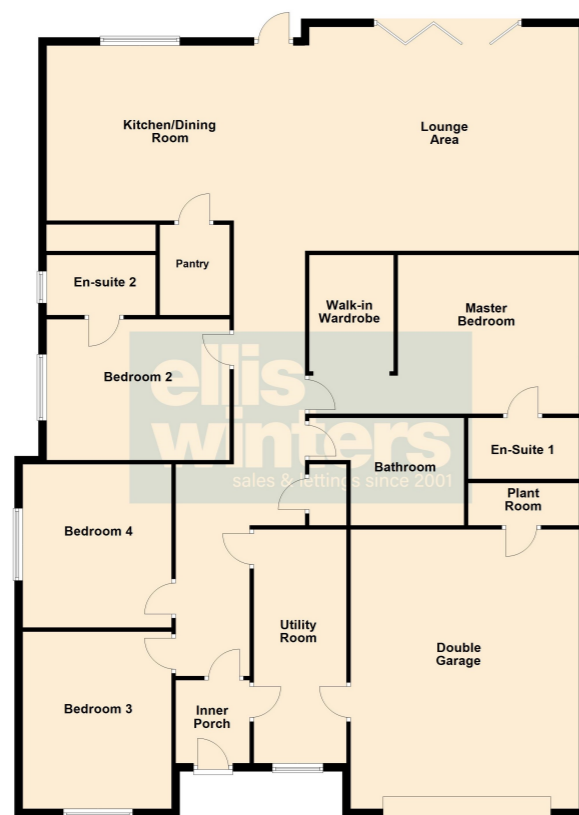
**elliswinters&co**

Offers Over  
**£575,000**

Milk and Water Drove, Pondersbridge, Huntingdon  
PE26 2AP



Ground Floor



**GROUND FLOOR**

**Kitchen/Dining Room**

6.71m (22') x 4.30m (14'1")  
Fitted with a matching range of wall and base units housing side by side double electric ovens, ceramic induction hob with extractor over, integrated full size fridge and freezer plus dishwasher and bin system, stunning granite worktops, breakfast bar, walk in pantry cupboard, window to rear and door out to garden.

Open plan to living area

**Lounge Area**

6.60m (21'8") x 5.50m (18'1")  
Bi-fold doors leading out to garden.

**Utility Room**

5.74m (18'10") x 2.28m (7'6")  
Fitted with a matching range of wall and base units housing single sink and drainer, integrated washing machine, feature panelling, window to front, door into garage.

**Master Bedroom**

6.64m (21'9") x 3.90m (12'10")  
Window to side.

**Walk-in Wardrobe**

2.86m (9'5") x 2.15m (7'1")  
Shelving and hanging space.

**En-Suite 1**

2.70m (8'10") x 1.50m (4'11")  
Fitted with a double shower cubicle with additional rainwater shower head, low level wc and hand wash basin set within vanity unit. Window to side.

**Bedroom 2**

4.50m (14'9") x 3.46m (11'4")  
Window to side.

**En-suite 2**

2.68m (8'10") x 1.48m (4'10")  
Fitted with a double shower cubicle with additional rainwater shower head, low level wc and hand wash basin set within vanity unit. Window to side.

**Bedroom 3**

4.30m (14'1") x 3.66m (12')  
Window to front.

**Bedroom 4**

4.01m (13'2") x 3.42m (11'3")  
Window to side.

**Bathroom**

2.79m (9'2") x 2.69m (8'10")  
Fitted with a freestanding bath, double shower cubicle with separate rainwater shower head, wash hand basin set within vanity unit, low level WC.

**OUTSIDE**

Double electric gates enclose the property and open to an extensive gravel driveway that provides ample off road parking and a car charging point.

The Double Garage 6.86m (22'6") x 5.62m (18'5") has electric roller door, power and light plus houses the plant room for the heating and eco system.

To the rear the garden is side on to fields with lovely views and is laid mainly to lawn with extensive raised patio area plus play area with bark chippings.

**SERVICES**

Mains water. Drainage is via a septic tank and heating is via an air source heat pump. There is under floor heating throughout the property.

There are solar panels and a wind turbine to generate electricity with a back up gas generator and LPG gas tank.

Tenure Freehold  
Energy rating A  
Fenland District Council Tax Band E

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.