

£475,000

Coneywood Road,  
Doddington, Cambridgeshire PE15 0SH



To arrange a viewing call us now on 01354 694900

RURALLY LOCATED, this former farmhouse has certainly evolved over the years and sits on a plot of approx.  $\frac{3}{4}$  acre. Surrounded by fields, the property has FOUR DOUBLE BEDROOMS, an abundance of living space, plus a KITCHEN TO DIE FOR!

Outside the original detached farm office still exists plus a variety of wooden storage sheds and an outside kitchen.

This property really must be viewed to appreciate all on offer so call us now 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)

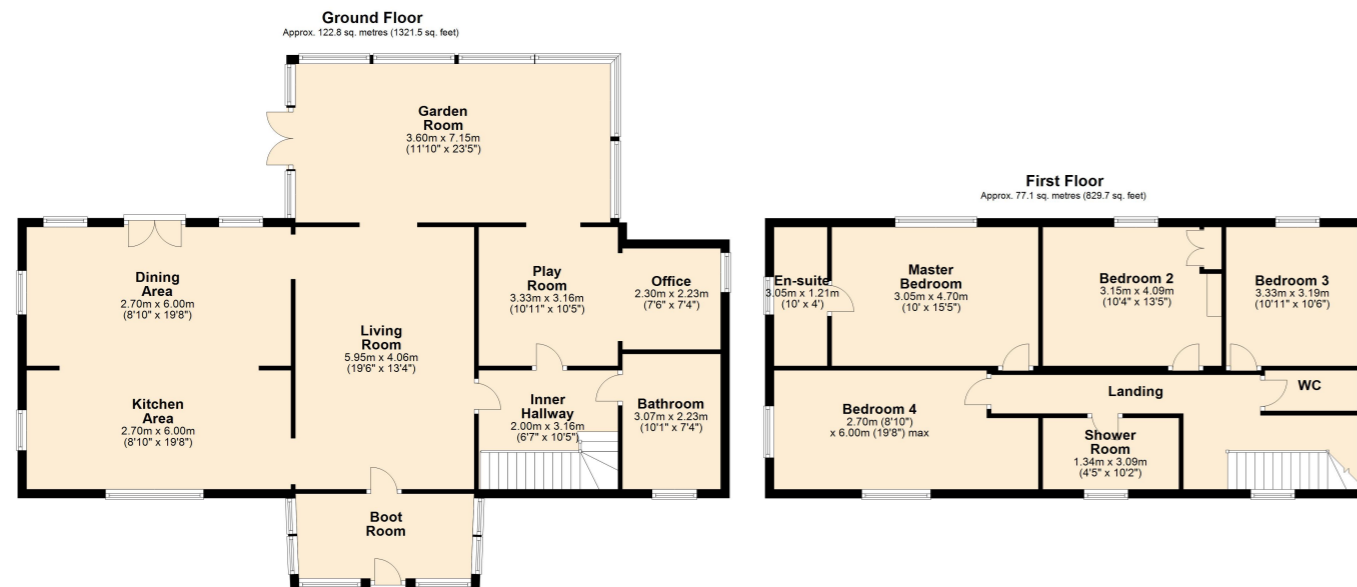
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Total area: approx. 199.9 sq. metres (2151.2 sq. feet)

**GROUND FLOOR**

**Boot Room**  
3.90m (12'10") x 1.92m (6'4")  
Windows to front with entrance door leading in, plumbing for washing machine and space for tumble drier, tiled floor.

**Living Room**  
5.95m (19'6") x 4.06m (13'4")  
Feature fireplace opening, storage cupboard. Open to garden room.

**Kitchen**  
6.00m (19'8") x 2.70m (8'10")  
Fitted with a matching range of wall and base units with granite worktops, integrated dishwasher, bin and fridge/freezer, Range style cooker, central island with breakfast bar, window to front.

**Dining Area**  
6.00m (19'8") x 2.70m (8'10")  
Dual aspect windows to side and rear, double doors leading out into the garden.

**Garden Room**  
Windows overlooking the garden, wooden floor and doors leading out.

**Inner Hallway**  
Stairs rising to first floor.

**Play Room**  
3.33m (10'11") x 3.16m (10'5")  
Open plan to office and open to garden room.

**Office**  
2.29m (7'6") x 2.23m (7'4")  
Window to side.

**Bathroom**  
Fitted with a four piece suite comprising feature freestanding bath, double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

**FIRST FLOOR**

**Landing**  
Window to front.

**WC**  
Re-fitted with a low level WC and hand wash basin.

**Master Bedroom**  
4.70m (15'5") x 3.05m (10')  
Window to rear.

**En-suite**  
Fitted with a single corner cubicle, low level WC and hand wash basin. Window to side.

**Bedroom 2**  
4.09m (13'5") x 3.15m (10'4")  
Window to rear, fitted alcove cupboard.

**Bedroom 3**  
3.33m (10'11") x 3.19m (10'6")  
Window to rear, fitted alcove cupboard.

**Bedroom 4**  
6.00m (19'8") max. x 2.70m (8'10")  
Dual aspect windows to front and side.

**Shower Room**  
Fitted with a single shower cubicle, low level WC and hand wash basin.

**OUTSIDE**

Set on a total plot of approx. ¼ of an acre (sts), the garden area is laid mainly to lawn with mature trees and wonderful field views.

There is a lovely patio area, arbour, gravelled pathways, separate orchard area and allotment area which has polytunnel.

There are a variety of timber framed storage sheds plus an outside kitchen and the original farm office which is of brick construction with a tiled pitched roof.

**DIRECTIONS**

Travelling into Doddington via the B1093 continue round past The Three Tuns and along the High Street. Turn left into Wood Street and follow the road round into Coneywood Road. This forks and follow round to the left where the property is located past the agricultural buildings.

Tenure Freehold  
Energy rating E  
Fenland District Council Tax Band C

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.