



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**



**£550,000**

Whittlesey Road, Benwick, Cambridgeshire PE15 0XJ



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

Escape to the countryside with this stunning FIVE-BEDROOM DETACHED character cottage, beautifully presented throughout and boasting breathtaking FIELD VIEWS. Nestled in a rural location, this deceptively spacious home offers a perfect blend of charm and modern living. The ground floor features separate living and dining rooms, a dedicated office area, a welcoming kitchen/breakfast room, and a convenient ground floor shower room. Upstairs, indulge in the luxurious family bathroom with its stunning ROLL-TOP BATH. Five lovely bedrooms provide ample space for family and guests, with the added benefit of an en-suite shower room. This idyllic property offers a tranquil retreat with all the comforts of modern living.

**elliswinters&co**



£550,000

Whittlesey Road, Benwick, Cambridgeshire PE15 0XJ



Ground Floor

**Living Room**  
6.30m (20'8") x 3.74m (12'3")  
Windows to both front and side, feature brick fireplace with potential to open

**Dining Area**  
3.78m (12'5") x 3.69m (12'1")  
Window to front, feature brick fireplace with potential to open

**Office Area**  
2.94m (9'8") x 2.36m (7'9")  
Window to rear

**Shower Room**  
Fitted with a double open ended shower cubicle, low level wc and hand wash basin.

**Kitchen/Breakfast Room**  
6.61m (21'8") x 3.91m (12'10")  
Fitted with a matching range of wall and base units, the Rangemaster cooker is available by separate negotiation, space for wine fridge, integrated fridge/freezer, exposed brick fireplace, breakfast bar, window to side

**Conservatory**  
4.52m (14'10") x 4.23m (13'11")  
Brick and upvc construction, air conditioning unit, stunning field views

First Floor

**Bedroom 1**  
3.76m (12'4") x 3.67m (12'1")  
Window to front, original feature fireplace

**Bedroom 2**  
3.69m (12'1") x 3.67m (12'1")  
Window to front, original feature fireplace, fitted wardrobe

**Bedroom 3**  
3.41m (11'2") x 2.87m (9'5")  
Windows to both rear and side

**En-suite**  
2.31m (7'7") x 1.26m (4'2")  
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

**Bedroom 4**  
3.91m (12'10") x 3.10m (10'2") max  
Windows to both side and rear

**Bedroom 5**  
2.75m (9') x 2.42m (7'11")  
Window to side.

**Bathroom**  
2.82m (9'3") max x 2.53m (8'3")  
Fitted with a stunning roll top bath, wash hand basin set within vanity unit and low level wc. Window to side

Outside

The established garden is fully enclosed and laid to lawn with patio area plus feature shrubs and trees.

Services

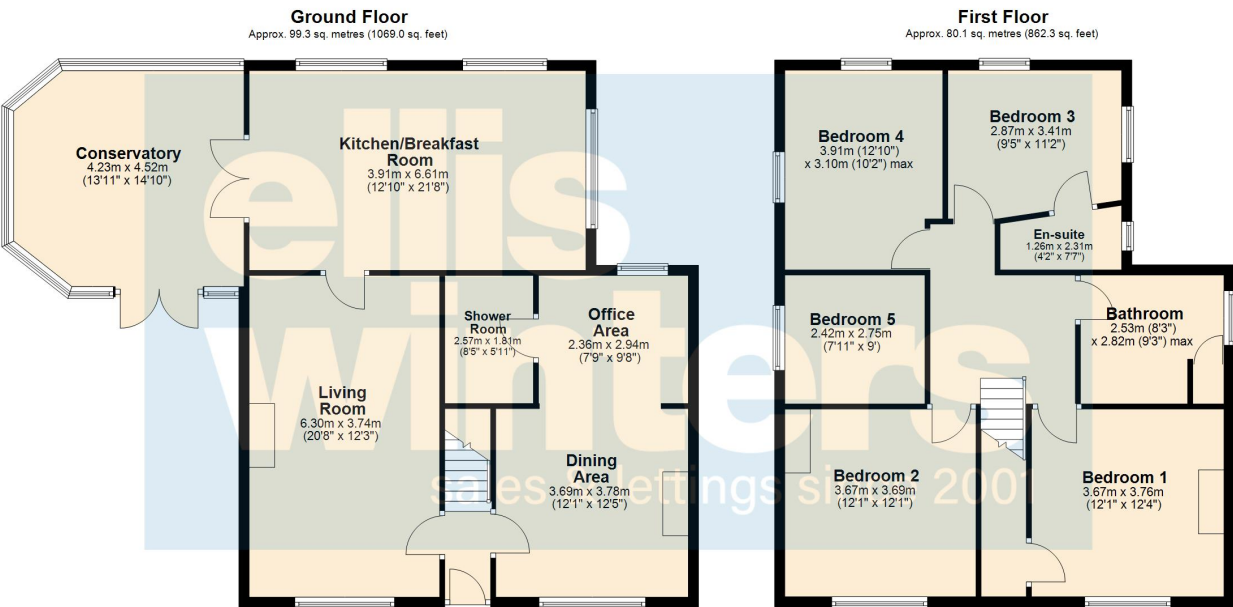
Mains electricity and water. Drainage is via a septic tank and the property has oil fired central heating. The oil boiler is approximately 2 years old.

Agents Note

Please note that the property had low level subsidence in 2019 (some minimal cracking just under the front window). This was all dealt with via the property insurance and all paperwork is available. Resin was injected into the flooring.

Tenure Freehold  
Council Tax Band D  
Energy rating D

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.



Total area: approx. 179.4 sq. metres (1931.2 sq. feet)