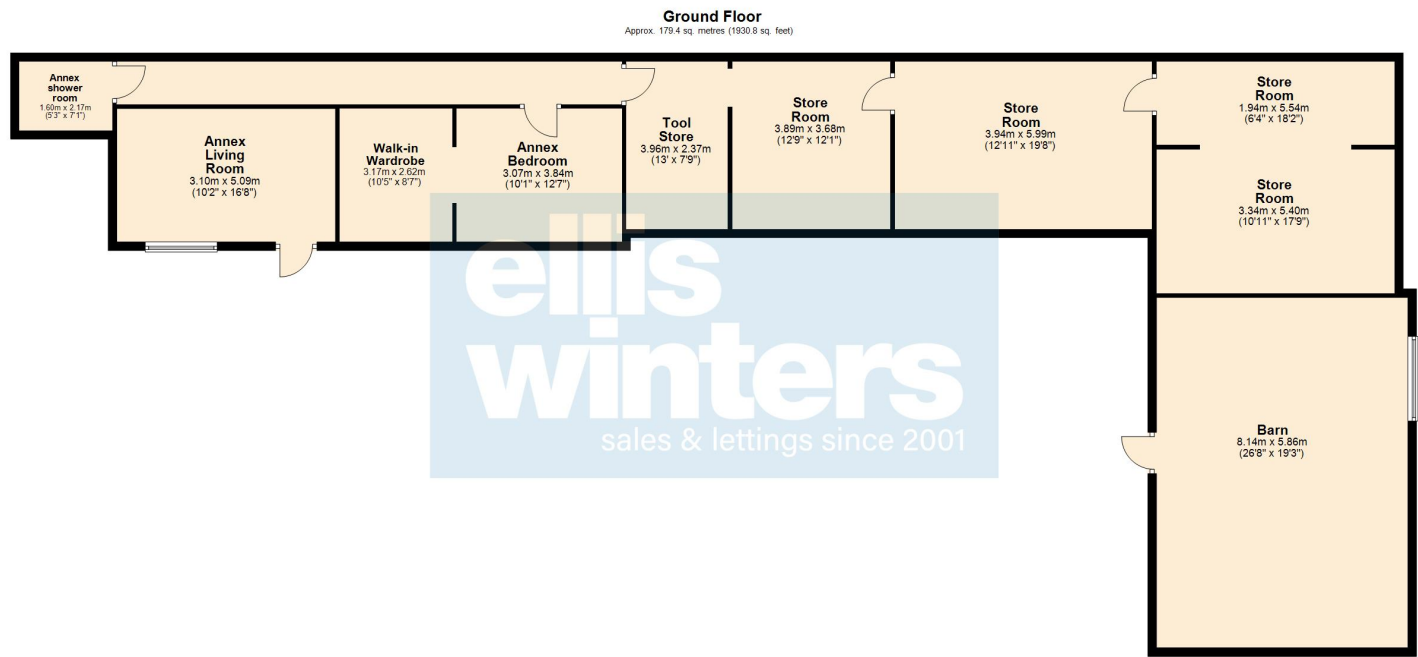


Total area: approx. 255.1 sq. metres (2745.8 sq. feet)



Total area: approx. 179.4 sq. metres (1930.8 sq. feet)

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

£525,000

High Street, Chatteris, Cambridgeshire PE16 6NP



To arrange a viewing call us now on 01354 694900

A rare opportunity to acquire a SUBSTANTIAL VICTORIAN property, brimming with CHARACTER and POTENTIAL.

Set on a GENEROUS PLOT, this home offers a wealth of space, PERIOD FEATURES, and practical amenities. Enjoy ample off-road parking and a range of OUTBUILDINGS, perfect for hobbies, storage, or potential business use. The main house features a well-proportioned kitchen with a separate breakfast room, three inviting reception rooms, adorned with stunning fireplaces, and four generously sized bedrooms. A vast family bathroom caters to the needs of a busy household. Beyond the main residence lies a self-contained one-bedroom ANNEX, ideal for guests or rental income. Completing this impressive package are additional outbuildings, a barn, and a triple garage.

This is a property that offers a multitude of possibilities for the discerning buyer.

£525,000

High Street, Chatteris, Cambridgeshire PE16 6NP



GROUND FLOOR

Hall
Original tile floor, stunning staircase leading to first floor.

Kitchen
7.25m (23'9") x 4.04m (13'3")
Fitted with a matching range of wall and base units housing double electric oven, electric hob, 1½ sink and drainer, vaulted ceiling with exposed beams, under floor heating, brick herringbone floor, exposed brick fireplace, two windows to side.

Breakfast Room
3.89m (12'9") x 3.10m (10'2")
Open to kitchen, tiled floor, built in dresser, window to side.

Pantry
2.61m (8'7") x 1.20m (3'11")
Beautiful original pantry with shelving and internal cupboard.

Utility
1.87m (6'2") x 1.66m (5'5")
Butler sink, plumbing for washing machine.

Dining Room
4.58m (15') x 4.56m (15')
Window to front, beautiful marble fireplace.

Living Room
4.98m (16'4") x 4.57m (15')
Window to front, stunning original fireplace.

Family Room
3.88m (12'9") x 3.80m (12'6")
Windows to both rear and side, open fireplace, door with servants staircase.

FIRST FLOOR

Bedroom 1
4.62m (15'2") x 4.29m (14'1")
Windows to both front and side, feature fireplace.

Bedroom 2
4.56m (15') x 3.77m (12'4")
Window to front, stunning cast iron fireplace with marble surround, fitted wardrobes.

Bedroom 3
4.31m (14'2") x 3.93m (12'11")
Window to rear, feature fireplace.

Bedroom 4
3.45m (11'4") x 2.87m (9'5")
Window to front.

Bathroom
4.50m (14'9") x 3.89m (12'9")
Fitted with a panelled corner bath, separate double shower cubicle, low level wc, bidet and hand wash basin. Window to rear.

ANNEX
Annex Living Room
5.09m (16'8") x 3.10m (10'2")

Annex shower room
2.17m (7'1") x 1.60m (5'3")

Walk-in Wardrobe

Annex Bedroom
3.84m (12'7") x 3.07m (10'1")

OUTSIDE
Tool Store
3.96m (13') x 2.37m (7'9")

Store Room
3.89m (12'9") x 3.68m (12'1")

Store Room
5.99m (19'8") x 3.94m (12'11")

Store Room
5.54m (18'2") x 1.94m (6'4")

Store Room
5.40m (17'9") x 3.34m (10'11")

Barn
8.14m (26'8") x 5.86m (19'3")

There is ample off road parking plus a triple garage. The property is set on a good size plot although some of the garden is inaccessible where it has overgrown.

AGENTS NOTE
There is some damp to the annex rooms. There are some Velux windows in the loft space that are watertight but will need replacement in the near future.

SERVICES
Mains gas, electricity, water and drainage. The property has gas fired central heating.

Fenland District Council tax band E
Energy rating 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.