



ellis winters 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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Offers Invited

**£775,000**

Newgate Street, Doddington, Cambridgeshire PE15 0SR



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

OPULENT and UNIQUE, this outstanding seven-bedroom DETACHED home is presented to show-home standards and offers an extraordinary amount of space and versatility. The property features separate living and family rooms, a STUNNING kitchen/diner with utility in support, a cosy cinema room/snug, and a conservatory that overlooks the BEAUTIFUL GARDEN. A convenient ground-floor shower room adds practicality for family life. Ascending to the first floor, the master bedroom boasts a large balcony and a luxurious en-suite, there are three additional bedrooms, a dressing room, and a stylish family bathroom.

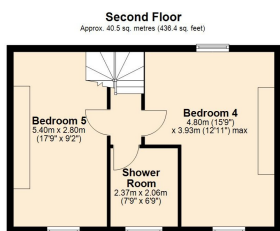
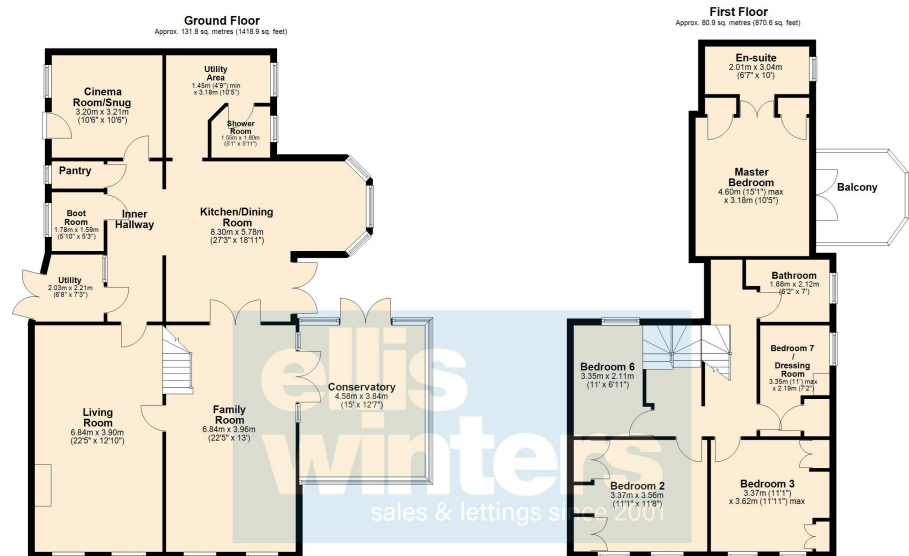
This remarkable property offers abundant space, refined finishes, and a flexible layout designed to accommodate the evolving needs of a discerning household.

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Total area: approx. 253.3 sq. metres (2726.0 sq. feet)

GROUND FLOOR

Living Room  
6.84m (22'5") x 3.90m (12'10")  
Two windows to front, open fireplace.

Family Room  
6.84m (22'5") x 3.96m (13')  
Two windows to front, fireplace housing woodburning stove, double doors into conservatory.

Conservatory  
4.58m (15') x 3.84m (12'7")  
Brick and upvc construction with double doors out to garden.

Kitchen/Dining Room  
8.30m (27'3") x 5.78m (18'11")  
Fitted with a matching range of wall and base units with extending hexagonal area with windows overlooking the garden, range style cooker, plumbing for dishwasher, ceramic sink and drainer, space for fridge/freezer, double doors into family room.

Utility Area  
3.18m (10'5") x 1.45m (4'9") min.  
Fitted with butler style sink, plumbing for washing machine and space for tumble drier, space for additional fridge/freezer if required. Window to side.

Shower Room  
1.80m (5'11") x 1.55m (5'1")  
Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to side, accessed via utility.

Inner Hallway

Cinema Room/Snug  
3.21m (10'6") x 3.20m (10'6")  
Window to side, door out to side garden.

Utility  
2.21m (7'3") x 2.03m (6'8")  
Additional kitchen support and fitted with wall and base units, double doors leading out to side garden and parking area.

Boot Room  
1.78m (5'10") x 1.59m (5'3")  
Window to side, shelving, window to side.

FIRST FLOOR

Master Bedroom  
4.60m (15'1") max. x 3.18m (10'5")  
Fitted wardrobes and double doors out onto balcony which has wrought iron railings, decked flooring and space for loungers and bistro table and chairs.

En-suite  
3.04m (10') x 2.01m (6'7")  
Fitted with a luxury space shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2  
3.56m (11'8") x 3.37m (11'1") plus 0.26m (0'10") x 0.26m (0'10")  
Two windows to front, fitted wardrobes.

Bedroom 3  
3.62m (11'11") max. x 3.37m (11'1")  
Two windows to front, fitted wardrobes.

Bathroom  
2.12m (7') x 1.88m (6'2")  
Fitted with a panelled bath with mixer tap shower, feature glass hand basin and low level wc. Window to side.

Bedroom 7/Dressing Room  
3.35m (11') max. x 2.19m (7'2") plus 0.26m (0'10") x 0.26m (0'10").  
Boiler cupboard, hanging rails, window to side. Could be used as an additional bedroom is required.

Bedroom 6  
3.35m (11') x 2.11m (6'11") plus 0.26m (0'10") x 0.26m (0'10")  
Dual aspect windows.

SECOND FLOOR

Bedroom 4  
4.80m (15'9") x 3.93m (12'11") max.  
Dual aspect windows to front and rear, sloping ceiling.

Bedroom 5  
5.40m (17'9") x 2.80m (9'2") plus 0.28m (0'11") x 0.28m (0'11")  
Window to front, sloping ceiling.

Shower Room  
2.37m (7'9") x 2.06m (6'9") plus 0.28m (0'11") x 0.28m (0'11")  
Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to front.

OUTSIDE

A driveway to the left side of the property provides off road parking and a gate leads to the side garden where there is a private hot tub area, lawn and patio seating area.

There is an additional vehicular access to the rear with more parking if required and stunning views of the rear of the property and balcony. The gardens are laid to lawn with feature trees and established border. There is an extensive patio area with water feature.

SERVICES

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

Freehold

Fenland District Council tax band - TBC  
Energy rating - TBA

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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