



Orchard Road South, March
£725,000 **Freehold**

**Sharman
Quinney**

Key Features



- Exquisite Family Home
- Heated Indoor/Outdoor Pool with Spa
- Five Reception Rooms
- Substantial Landscaped Gardens
- Walking Distance to Town Centre

Entrance Hall -

Featuring a bespoke oak staircase and plenty of natural light. Storage cupboard downstairs. Cloakroom toilet.

Lounge - 8.00m x 7.08m (26'2" x 23'3")

Dual aspect windows and French doors leading out to garden. Open fire with stone surround.

Dining Room - 4.29m x 3.95m (14'0" x 12'11")

Archway leading into lounge. Window overlooking garden

Play Room - 3.60m x 6.63m (11'9" x 21'9")

French doors leading out to garden, access to storeroom and cloakroom toilet, both with external doors allowing access from garden as well.



Kitchen/breakfast room - 3.63m x 7.13m (11'10" x 23'4")

A range of base and wall units, including breakfast bar with storage. American fridge/freezer, range cooker, integrated dishwasher. A small breakfast area with space for a 4 seater table and chairs.

Garden Room - 5.50m x 4.16m (18'0" x 13'7")

Multiple sky lights and two sets of French doors opening out to the garden. A log burner sits in the corner of the room creating a cozy space in the winter months. There is also a separate space currently being used as a study.

Utility room - 2.69m x 4.14m (8'9" x 13'6")

A range of base and wall units, plumbing for washing machine and tumble dryer, stainless steel single drainer sink. Side door allowing access to side garden and outbuilding.

Games room - 5.87m x 8.70m (19'3" x 26'6")

Equipped with bar and snooker table, shower room, dual aspect windows and sliding doors leading into indoor pool area

Pool house - 6.13m x 8.97m (20'1" x 29'5")

Featuring L-shaped pool with spa, sliding doors and built in pool shutter allows you to open up the pool during the hotter summer months.

Integral Garage - 5.03m x 6.03m (16'6" x 19'9")

Electric door, built in storage.





Ground Floor



First Floor

First floor landing leading to...

Master bedroom - 4.04m x 6.11m (13'3" x 20'0")
Dual aspect, window to front and Juliet balcony overlooking gardens. Built in wardrobe. Doorway leading through in to dressing room measuring at 3.75m x 3.40m (12'3" x 11'1") equipped with built in wardrobes.

Ensuite bathroom - 3.7m x 3.5m (12'1" x 11'4")
Five-piece suite comprising of raised tub, vanity sink, free standing shower, low rise toilet and bidet. Heated towel rail

Bedroom two - 5.50m x 3.61m (18'0" x 11'10")
Window to front, built in wardrobes.

Ensuite - 2.3mx 1.9m (7'5" x 6'2")
Three-piece suite comprising of bathtub with overhead shower, vanity sink and low rise toilet.

Bedroom three - 4.27m x 3.95m (14'0" x 12'11")
Window overlooking garden, built in wardrobes and vanity sink.

Bedroom Four - 3.65m x 3.06m (11'11" x 10'0")
Window overlooking front garden, built in

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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