



Bracken House Padgetts Road, Christchurch Wisbech  
**£440,000 Freehold**

**Sharman  
Quinney**



# Key Features



- NO ONWARD CHAIN
- 2 Acre Plot STMS
- Equestrian Property with Stables and fenced paddocks
- NEW BOILER!
- Recently redecorated throughout

Situated in the quiet village of Christchurch and within walking distance to the local pub and primary school. Only a short drive away to neighbouring towns and villages offers further amenities.

Entrance hall -

Hard flooring, access to all bedrooms and dining room.

Lounge - 4.03m x 3.36m (13'2" x 11'0")

Hard flooring, French doors into conservatory. A non-supporting wall separates the lounge and snug so potential for larger reception room if need (subject to structural survey)

Snug - 4.04m x 2.96m (13'2" x 9'7")

Hard flooring, multi fuel burner, window into rear





porch.

Conservatory - 3.33m x 2.47m (10'9" x 8'1")  
Hard flooring, views of rear garden.

Dining Room - 3.66m x 3.65m (12'0" x 11'9")  
Hard flooring, leading through to kitchen, multi fuel burner.

Kitchen - 5.46m max x 3.02m (17'9" x 9'9")  
Hard flooring, a range of base and wall units, window overlooking rear garden, space for washing machine and free-standing oven, built in fridge freezer. Kitchen fitted in 2021.

Porch- 2.49m x 2.47m (8'1" x 8'1")  
Hard flooring, access into kitchen and garden.

Bedroom 1 - 3.35m x 3.32m (10'9" x 10'8")  
Hard flooring, window to rear.

Bedroom 2 - 3.32m x 3.30 (10'8" x 10'8")  
Hard flooring, window to front

Bedroom 3 - 3.65m x 3.00m (11'9" x 9'8")  
Hard flooring, window to front

Wet Room - 4.37m max x 1.78m (14'3" x 5'8")  
Fully tiled, mixer shower with rain head, vanity sink and low rise wc.

Outside -  
The front of the property offers ample parking,





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double gates lead through to the expansive gardens and paddocks. Situated on a 2-acre plot (STSM), the land is sectioned off into 5 paddocks all fenced with a small holding license, various fruit trees. There are three Stables, so ideal for equestrian use. There is also a greenhouse with toughened glass, a workshop and 3 smaller outbuildings all with light and power, one being insulated would be perfect for a home office.

Please note - The current owner would be happy to include various tools for land maintenance including a ride on lawn mower and trailer. Would also be willing to include washing machine, bed frames, wardrobes, drawers and table & chairs if suitable offer received.

To view this property call Sharman Quinney on:  
**01354 661166**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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