



Ground floor

First floor

**T Payne & Co**  
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**March Road, March, Cambs, PE15 0RW**

Popular Village Location - Equestrian Property - Approx 1 Acre Plot STMS - Detached House - 3 Double Bedrooms - Refitted Kitchen/Breakfast Room - 2 Reception Rooms & Conservatory - Ground Floor WC & First Floor Bathroom - 5 Stables & Tack Room - Driveway & Tandem Garage - Call To View (01354) 696700

**£575,000**



**Ground Floor**

**Entrance Hall**  
Entrance door, laminate flooring, storage cupboard, radiator, stairs to first floor and door to:

**Kitchen/Breakfast Room**  
5.61m (18'5") x 2.71m (8'11")  
Fitted with a matching range of base and eye level units with worktop space over,

gas hob and electric oven with extractor hood over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and dishwasher, radiator, laminate flooring, ceiling spotlights, two double glazed windows to rear and door to conservatory.

**Lounge**  
5.80m (19') x 3.65m (12')  
Double glazed

window to front, two double glazed windows to side, fireplace, radiator, laminate flooring and double glazed double door to rear.

**Dining Room**  
3.65m (12') x 3.64m (11'11")  
Double glazed window to front and side and two radiators.

**Conservatory**  
Double glazed double doors to rear, double glazed door to side, double glazed windows to side and rear, radiator, tiled flooring and double doors to:

**Utility Area**  
4.32m (14'2") x 0.96m (3'2")  
Fitted with a matching range of eye level cupboards, plumbing for washing machine,

space for tumble dryer and tiled flooring.

**WC**  
Fitted with two-piece suite comprising, wash hand basin and low-level WC, radiator and double-glazed window to side.

**First Floor**

**Landing**  
Double glazed window to front and side, radiator and door to:

**Bedroom 1**  
5.79m (19') x 3.65m (12')  
Double glazed window to front and



rear and two radiators.

**Bedroom 2**  
3.65m (12') x 3.65m (12')  
Double glazed window to front, fitted wardrobes and radiator.

**Bedroom 3**  
3.66m (12') x 2.73m (8'11")  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with three-piece suite comprising bath with shower attachment over and folding glass screen, vanity wash hand basin and low-level WC, tiled walls, airing cupboard, heated towel rail, laminate flooring and double-glazed window to rear.

**Outside**  
This equestrian property sits on approx. 1-acre STMS in a popular village location. There is a driveway to the front, offering ample parking leading to the tandem garage. To the rear, there is a garden area comprising of patio, lawn, plants and vegetable patches. Beyond this, is 2 stable blocks (5 stables & tack room) and an open barn.

There is also access to a bridleway at the rear.

**EPC RATING - D**



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