



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

Chatters Office  
6 High Street, Chatters PE16 6BE  
Wisbech Office  
The Boatouse, Harbour Square, Wisbech PE13 3BH  
01354 696700 info@tpayneandco.co.uk  
www.tpayneandco.co.uk

**TPayne & Co**  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



**London Road, Chatteris, Cambs, PE16 6SG**

Detached House With Annexe - Semi Rural Location - Sitting On Approx 1 Acre (STMS) Plot - 5 Bedrooms - 4 Reception Rooms & Conservatory - Kitchen, Utility & WC - Annexe Accommodation - 1/2 Bedrooms & 2 Reception Rooms - Beautiful Gardens With Woodland and Pond - Call To View (01354 696700)

**£750,000**



**Ground Floor**

**Kitchen**  
3.56m (11'8") x 3.03m (9'11")  
Double glazed window to side and rear, door to garden, fitted with a matching range of base and eye level units, worktop, 1+1/2 bowl sink with mixer tap, tiled splashbacks, integrated fridge, freezer and dishwasher, space for range style cooker with extractor hood over, tiled flooring, door to dining room and open plan to:

**Breakfast Room**  
4.04m (13'3") x 3.40m (11'2")  
Double glazed window to side and front, feature fireplace with tiled surround, radiator, brick paved flooring and door to hall.

**Dining Room**  
3.79m (12'5") x 3.60m (11'10")  
Double glazed windows to rear, double glazed double doors to garden, radiator, laminate flooring, wall and ceiling lights, door to lobby and open plan to:

**Lounge**  
4.29m (14'1") x 4.02m (13'2")  
Double glazed window to front, fireplace with inset wood burning stove, built-in storage cupboard, radiator, laminate flooring and door to:

**Hall**  
Stairs to first floor, entrance door and door to breakfast room.

**Lobby**  
Radiator, tiled flooring and doors to:

**WC**  
Double glazed window to rear, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC, radiator and tiled flooring.

**Snug**  
4.27m (14') x 4.01m (13'2")  
Double glazed window to front, window to rear, built-in storage cupboard, fireplace with brick built surround and hearth, two radiators, tiled flooring and door to second stairwell and door to:

**Utility Room**  
4.02m (13'2") x 3.35m (11')  
Double glazed window to front and side, window to rear, stainless steel sink with base cupboard under and tiled splashbacks, further worktop with space under and plumbing for washing machine, space for tumble dryer and space for fridge/freezer, brick paved flooring and floor mounted oil-fired boiler.

**Conservatory**  
7.00m (23') x 2.55m (8'4")  
Double glazed windows to side and rear, double glazed door to side, double glazed patio doors to garden, tiled flooring, wall light, door to lobby and stable door to Annexe.

**First Floor**

**Main Landing**  
Built-in airing cupboard and doors to:

**Bedroom 1**  
4.30m (14'1") x 4.01m (13'2")  
Double glazed window to front, Built-in wardrobe, radiator, exposed wooden flooring and sliding doors to:

**EN-SUITE**  
Fitted with three piece suite comprising walk in shower cubicle with rain forest shower, wash hand basin, WC and laminate flooring.

**Bedroom 2**  
4.00m (13'1") x 3.04m max (10')  
Double glazed window to front, built-in airing cupboard, radiator and laminate flooring.

**Bedroom 3**  
3.60m (11'10") x 2.52m (8'3")  
Double glazed window to rear, radiator and laminate flooring.

**Bathroom**

Double glazed window to side and rear, fitted with step up to sunken bath with mixer tap and tiled surround, pedestal wash hand basin with mixer tap and tiled splashback, recessed shower with rain forest shower and low-level WC and radiator.

**WC**  
Low level WC and pedestal wash hand basin.

**2nd Landing**  
Stairs to ground floor, double glazed window to front and doors to:

**Bedroom 4**  
4.00m (13'1") x 2.78m (9'1")  
Double glazed window to front and radiator.

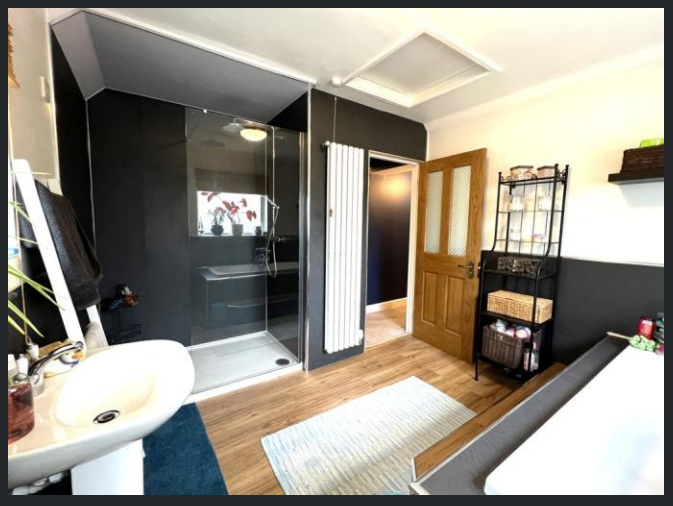
**Bedroom 5**  
3.36m (11') x 2.22m (7'3")  
Double glazed window to front, radiator and door to:

**En-suite Bathroom**

Double glazed window to side and rear, fitted with panelled bath with separate shower over, pedestal wash hand basin and low-level WC, part tiled walls, exposed wooden flooring and radiator.



**T Payne & Co**  
SALES & LETTINGS



**Annexe Accommodation**

**Kitchen**  
3.68m (12'1") x 3.37m (11'1")  
Double glazed window to side and front, fitted with a matching range of base and eye level units, worktop, stainless steel sink with mixer tap, tiled splashbacks, space for fridge/freezer, plumbing for washing machine and space for cooker, radiator, tiled flooring archway to dining room and door to hall.

**Dining Room**  
3.69m (12'1") x 3.07m (10'1")  
Double glazed window to front, radiator, laminate flooring and door to:

**Bedroom/ Spare Room**  
5.04m (16'6") x 2.63m (8'8")  
Double glazed window to front, double glazed window to rear, floor mounted oil boiler.

**Hall**  
Built-in cupboard, radiator, laminate flooring, access to left space and doors to:

**Bedroom**  
3.70m (12'2") x 3.07m (10'1")  
Double glazed window to side, radiator and laminate flooring.

**Shower Room**  
Double glazed window to side, recessed double shower with fitted shower, pedestal wash hand basin, low-level WC, part tiled walls, radiator and tiled flooring.

**Lounge**  
6.07m (19'11") x 3.76m (12'4")  
Double glazed windows to side and rear, raised and inset gas flame effect fire, laminate flooring and double glazed sliding patio door to garden.

**Annexe Loft Room**  
6.58m (21'7") x 4.10m (13'5")  
Two skylight windows, low level WC, pedestal wash hand basin and two radiators.

**Outside**  
The property is located in a private semi rural location, on the outskirts of the town and enjoys a generous plot of around 1 acre (stms). A lane provides access to the property with private driveway allowing parking for several vehicles. Mature hedging is to the front boundary with the remainder of the front laid to lawn. Gates allow access to the rear garden which enjoys extensive lawn areas with mature trees, plants and shrubs throughout. There is a paved patio area accessed from the conservatory and dining room. The property enjoys its own pond and wooded area with the vendors having made a woodland walk which meanders through the trees leading from a seating area next to the pond, through to the back of the garden. There is a further paved and gravel seating area to the side of the kitchen overlooking the pond.

**Directions**  
Turning Right out of our office in the High Street, continue into Park Street, then into West Park Street, then continue in to London Road, just before the national speed limit sign at the edge of the town turn left into the lane and the property can be found at the end of the lane.

**EPC Rating - F**



**T Payne & Co**  
SALES & LETTINGS