



Ground floor

First floor

Chatters Office
6 High Street, Chatteris 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

TPayne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



Benwick Road, Doddington, Cambs, PE15 0TX

Unique Property Opportunity - Detached, 4 Bed House With Attached 1 Bed Annexe - Substantial Gardens With Stables (approx 1.8 acre plot STMS) - Double Garage & Workshop - Gated Driveway & Ample Parking - Heat Recovery System Installed - Viewing Essential - Call To View (01354) 696700

£850,000



Ground Floor

Entrance Hall
Double glazed entrance door, double glazed window to front, built-in storage cupboard with hanging space, wooden flooring and doors to:

WC
Fitted with a two piece suite comprising WC and wash hand basin with tiled splashbacks and wooden flooring.

Lounge
4.22m (13'10") x 4.00m (13'1")
With double glazed doors to enclosed rear garden.

Kitchen/Dining Room
7.49m (24'7") x 3.30m (10'10")
Fitted with a matching range of base and eye level units with worktop space over, Belfast sink with drainer and tiled splashbacks, integrated dishwasher, space for fridge/freezer, ranger style cooker with gas hob and extractor hood over, water softening system, double glazed window to front, double glazed window to rear, tiled flooring with under

floor heating, sliding doors to garden and covered decked area.

Utility 2.40m (7'10") x 1.90m (6'3")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, double glazed window to side, tiled flooring, under floor heating and door to garden.

Study
3.45m (11'4") x 2.14m (7')
Double glazed window to front, built in cupboards and shelves.

Bedroom 3
4.66m (15'3") max x 3.64m (11'11")
Double glazed window to front and built-in wardrobes.

Bedroom 4
4.66m (15'3") max x 3.60m (11'10")
Double glazed window to side and built-in wardrobes.

Bathroom
Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled corner shower enclosure and low-level WC, tiled splashbacks, storage cupboard, heated towel rail and tiled flooring with under floor heating.

Basin in vanity unit with storage under and low level WC, tiled flooring with underfloor heating, heated towel rail and double glazed window to front,

Annexe

Annexe Porch
Double glazed entrance door and radiator, door to:

First Floor

Landing
Skylight window, airing cupboard/boiler room, stairs to first floor, door to Annexe and doors to:-

Bedroom 1
5.53m (18'2") x 4.93m (16'2")
With double glazed windows to front and rear.

Bedroom 2
4.45m (14'7") x 4.15m (13'7")
Double glazed window to front.

Bathroom
Fitted with a four piece suite comprising of freestanding bath, tiled corner shower enclosure, wash hand

Annexe Kitchen Area
3.63m (11'11") x 3.63m (11'11")
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, Belfast sink with drainer and tiled splashbacks, integrated dishwasher, range style cooker with gas hob and extractor hood over, double glazed window to side, radiator and door to:

Annexe Dining Room
4.81m (15'9") x 2.00m (6'7")
Double glazed window to side, walk-in storage cupboard, radiator, laminate flooring, door to:

Utility Room
3.63m (11'11") x 1.76m (5'9")
Fitted with a matching range of base cupboards and worktop space over, stainless steel sink, Space for fridge freezer, plumbing for washing machine, space for tumble dryer.

Annexe Bedroom
7.32m (24') x 6.25m (20'6")

rear, two double glazed skylights and door to En-Suite bathroom.

En-suite
Fitted with three piece suite comprising panelled P bath with separate shower over and glass screen, wall mounted wash hand basin with tiled splashbacks and low-level WC, heated towel rail, double glazed skylight, heated towel rail, and tiled flooring.



T Payne & Co
SALES & LETTINGS



Outside
Set behind a secure gated entrance this unique property is situated on a 1.8 acre plot (STMS) with a sweeping driveway providing ample parking with mature trees and planting to the front. gate to the front. The rear gardens are thoughtfully laid out with planted areas and lawn, with a covered decked area and ornamental garden with water feature. There are four stables with hardstanding leading to lawn and meadow areas with a copse and established hedging to one side with mature trees towards the bottom.

Extra
There is a newly fitted secure electric gate system with separate pedestrian access.

A full security camera system.

The property has a Heat Recovery System fitted to the main house.

There is eaves storage all around the edges of the property.

EPC Rating: C

There is a double garage with attached workshop which both have power and lighting with a further log cabin adjacent to the main house.

For the keen gardener there is also a polytunnel and greenhouse with framework for a fruit cage as well as a recently fitted water system to the gardens.



T Payne & Co
SALES & LETTINGS