



Cedar Manor
Wisbech | Cambridgeshire | PE13 2DY

DESIGNER DECORATED AND LANDSCAPED



In a quiet and leafy part of Wisbech, in its conservation area, just yards from the park, a substantial, handsome, and elegant house stands in a tucked away corner, yet within walking distance of the bustle of the town. Set over three floors with six bedrooms and impressive open plan living downstairs, the accommodation stretches beyond its walls into a converted double garage and, in the beautifully landscaped garden, a garden room and pavilion.



INSIDE

- An Extremely Well Presented Substantial Modern Family Residence built in 2002 set on 3 Floors
- Master Suite plus Five Further Bedrooms; Two Bathrooms/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility and Downstairs WC
- Two Further Reception Rooms, Garden Room
- Gated Entrance and Set behind a High Wall Consisting of only two Substantial Houses
- Located in a desirable location off Clarkson Avenue which is a Conservation Area
- Ample Off Street Parking with a Generous Double Garage (currently used as a Hobby Room)
- The Property Benefits from Two Separate Garden Areas in a Mature Setting
- Total Accommodation extends to 2910sq.ft
- Energy Rating D

Impressive Entrance

The pale pinkish-hued brick property with stone sills and lintels was built in 2002 on land originally belonging to Bowthorpe House, along with its neighbour, and a group of other grand and imposing properties. It is approached through electric gates onto an extensive gravel drive shared with the neighbour. The interior designer owner has spent the last seven years adding her own mark to this fine house. She has enhanced the front entrance with the addition of a stone portico supported by splendid solid stone columns. "The double doors originate from a bank and have an internal metal panel making them extra strong









KEY FEATURES

and secure!" she divulges. Inside, the huge, central entrance hall with its staircase ascending to the top floor continues the feeling of grandeur, setting the tone for the entire property.

INSIDE

Open Plan Living

Exceptionally high ceilings and decorative interior features such as elaborate cornices, everywhere flooded with natural light through the large leaded windows, make this an impressive home. The vast kitchen leads seamlessly into an equally spacious garden room with ample room for a dining table, a tall, vaulted ceiling above and glazing on three sides, from where you can appreciate the verdant encompassing garden. French doors open onto the decked terrace.

Well Appointed Kitchen and Utility

An abundance of bespoke, handmade kitchen units incorporates three eye-level ovens and microwave, and two large wine coolers, whilst a gas hob is fitted into the granite top of the island that extends into a sizeable breakfast bar, with matching granite window sills an unusual feature; other worktops are oak. A spacious utility room houses another butler sink and further units.

Lap of Luxury

Luxuriously decorated rooms include a dual aspect living room stretching front to back which features a stone fireplace, linking with a dining room which has French









KEY FEATURES

doors onto the terrace. It should be noted that all the owner's striking furniture and opulent light fittings are available under separate negotiation.

Four double bedrooms and the family bathroom are on the first floor, the generous, dual aspect master enjoying an en suite and separate dressing room, and two more bedrooms are on the top floor.

OUTSIDE

Potential for Annex (stp)

To one side of the drive, the standalone double garage has been converted into a living space with a staircase rising to a room in the eaves with a Velux window. There is potential here to create an annex, or it would be easy to revert to its status as a garage with its big door still in situ. However, subject to planning, another garage could be built on the drive which has parking for at least six cars.

Immaculate and Inspired Landscaped Garden

The unusually shaped, immaculately landscaped garden round the back of the house is a haven for birds and even the occasional muntjac and is a sheltered, tranquil spot with both shade and sunshine. The current owner fitted a 136 square metre area of decking directly along the rear of the property which is ideal for summer entertaining.







KEY FEATURES

Beside a diamond-shaped pavilion in one corner, a majestic cedar tree planted in Victorian times gives the house its name, whilst a 100-year-old ginkgo tree rises from the decking. "There is a 50-year-old magnolia, two sycamores supporting a swing, a lovely view of a neighbour's redwood, and purple wisterias," says the owner, "and we planted 250 conifers around the edge which make it extremely private." Dwarf box hedging, curving paths and patterned paving and brick create a sensuous flow highlighting a pond and a garden room, and bordering beds filled with shrubs. "I have spent five years creating the garden, with all-year-round interest of paramount importance," attests the owner. "My 'Circle of Trust' around the fire pit has been a fantastic place to gather with friends in both summer and winter, and the garden buildings have been perfect for escaping to work in peace away from everyone!"

The glazed pavilion benefits underfloor heating and a log-burner as well as running water into a butler sink. At the opposite end, beyond the pond, a brick-built garden room is a sizeable space with windows to the front, also housing a log-burner, and, on the bespoke ceiling, slices of hand-cut logs from the garden are an inspired rustic touch.

Very Special Place

"It is a very special house and I have loved living here," enthuses the owner. "A huge amount of work has gone into both the house and garden, but it has been an extraordinary experience. It is like living in a park! There is no traffic noise, just the sound of birds and so much connection with nature. I have also enjoyed the location with it just a seven-minute walk across the park into the middle of the marketplace, passing the hospital on the way. I feel very lucky to have lived here."















INFORMATION

On Your Doorstep...

Wisbech lies 21 miles east of the popular city of Peterborough, offers a direct express rail service into London's King's Cross. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities located 14 miles north east. Following on from here, the popular North Norfolk coastline is less than an hour away and offers an abundance of pretty coastal villages to explore.

How Far Is It To?...

Downham Market, 14 miles to the east, has direct rail service into London's King's Cross, which can also be boarded in King's Lynn. Norwich with its International Airport is 1.5 hours drive away.

Directions...

From the Lynn Road turn into Clarkson Avenue where Tavistock Road is found on the left hand side. For those using satellite navigation the postcode is PE13 2DY.

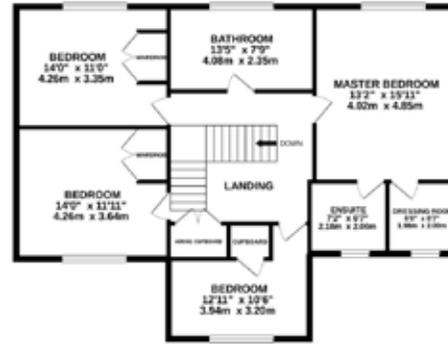
Services...

GFCH, Mains Water & Electric
Fenland District Council
The Property is Freehold

GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



2ND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 2910 sq.ft. (270.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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