



3 The Oaks
Doddington | Cambridgeshire | PE15 0WB

MODERN FAMILY LIFE



Set in an exclusive gated development of just four individually designed homes, this expansive and versatile family residence is located in the sought-after village of Doddington, with excellent accessibility for both Cambridge and Peterborough. With the accommodation spread over three storeys, this property offers a unique blend of space, privacy and flexibility, making it perfectly suited for modern family life, entertaining and multi-generational living.



KEY FEATURES

- A Substantial Detached Family Home in a Private Gated Development in Doddington
- Six Double Bedrooms, Four with En-Suites and Two Bathrooms
- Expansive Kitchen/Diner/Lounge with Bi-Fold Doors to the Garden
- Dining Room, and Large Living Room with Open Fireplace and Double Doors to the Garden
- Study, Gym, Utility Room and Pet Grooming Room
- Garden Room - currently used as a Bar and Roofed Decking Area for Entertaining
- Double Garage with Loft Space which has Potential for Cinema Room/Annexe
- Extensive Driveway and Landscaped, Private Gardens
- The Accommodation extends to 5,496sq.ft
- Energy Rating: C

This is an exceptional opportunity to acquire a substantial home which is impeccably presented throughout and located in an exclusive setting, with space to grow, entertain and enjoy village life to the full.

Grand Design

The current owners, who built the house just over a decade ago, explained, "We set out to design it for a family, with plenty of space to entertain and live outdoors too." The property stands on a plot of one third of an acre within a private cul-de-sac, offering a high degree of privacy and security. The house was carefully planned to maximise natural light, flow and connection to the outdoors, with underfloor heating throughout the ground floor, and includes features such as a large entrance hall, bespoke kitchen and multiple living spaces.

Further Potential

The double garage was designed with a large loft space above, offering potential for conversion into a cinema room or annexe, and the gym room provides additional flexibility for hobbies or home working. Over the years, the property has matured into a much-loved family home, with a layout that adapts to changing needs and lifestyles.





KEY FEATURES

Favourite Spaces

The large open plan area comprising the kitchen, diner and lounge is an impressive space and, without question, constitutes the hub of the house where the owners have enjoyed countless evenings with friends and family, cooking and entertaining. "In the summer months, opening the doors fully allows the outdoors to join the indoor space," they said. The area seamlessly incorporates three functional areas. The kitchen features a wrap-around island and matching base and eye-level units, complemented by solid oak work surfaces and a double inset sink. Integrated appliances include a double oven, microwave, and gas hob, with space allocated for a fridge/freezer. Then there's the diner and lounge areas, the former offering a bright and inviting space with a garden view.

The Outside

The garden is a true sanctuary, designed for both relaxation and play. "The bottom section of the garden was always left for the children to play football and tennis, so remained as a lawn area, and now the dogs love running round this area," the owners explained. Mature hedging and varied planting provide privacy and shelter. The decking area at the bottom of the garden, with its roof and built-in bar, is ideal for outdoor entertaining. The large shed, separated by trellis and striking red and white climbing roses, creates a charming backdrop and practical storage. The side of the house is a dedicated utility space, with a washing line area screened from view. Wildlife is a regular visitor, and the garden's quiet, private atmosphere makes it a haven for both people and nature alike.

On Leaving

Reflecting on their time the property, the owners commented, "To be honest, I will miss everything, and I am only selling as it's too big now, otherwise I think I would stay here for life! The garden is so private and quiet, and I love being out here." The sense of space, the ability to entertain, and the connection to the outdoors are what they will miss most.





































INFORMATION



On The Doorstep

Doddington is a thriving Fenland village with a strong sense of community and a range of amenities. The village offers two pubs (The Three Tuns and The George Inn), two shops, Doddington Fish Bar – a fish and chip shop, Doddington hospital (a community hospital with outpatient clinics and a minor injury unit), a doctors' surgery and a primary school, Lionel Walden Primary School. The area is surrounded by breathtaking countryside with easy access to parks, sports fields, and scenic walking and cycling routes. "The area is beautiful as you're living in the country, but shops are all easy to get to," the owners commented. There are also regular community events, sports clubs, and activities for all ages, making Doddington an ideal place for families.

How Far Is It To?

"I work in Peterborough and Stamford and enjoy my drive there too as it's through the countryside," the owners said. And it's true that the property is exceptionally well located for both village life and wider connections. The market town of March, with its supermarkets, shops and mainline rail station (offering direct trains to Cambridge, Ely and Peterborough), is just four miles away. Ely and Peterborough are both within a thirty-minute drive, offering further shopping, dining and rail links to London. King's Lynn is approximately twenty-five miles to the northeast, and Cambridge is under an hour's drive. The A141 and A47 provide easy road access to the wider region, and the North Norfolk coast can be reached in under an hour for those days out by the sea.

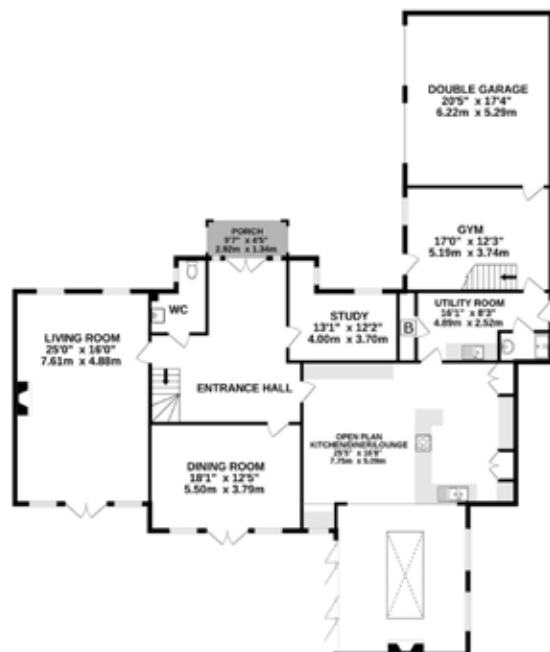
Directions

From the centre of King's Lynn, take the A47 west towards Wisbech. At Guyhirn, join the A141 south towards Chatteris. After about 10 miles, turn left onto the B1093 signposted for Doddington. Continue into the village, then turn right onto Turf Fen Lane. The Oaks is a private gated development on the left; number 3 is set back from the road and clearly marked by a Fine & Country For Sale Board.

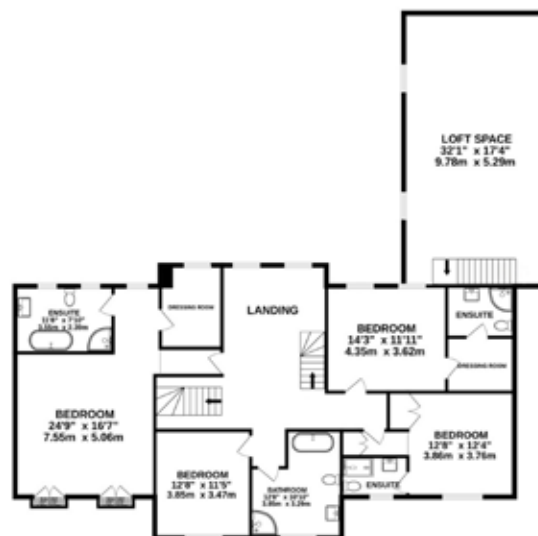
Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Fenland District Council - Council Tax Band F
Freehold

GROUND FLOOR
2486 sq.ft. (231.0 sq.m.) approx.



1ST FLOOR
2180 sq.ft. (202.5 sq.m.) approx.

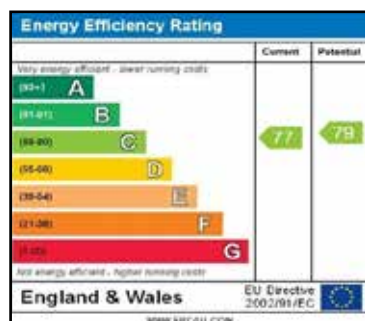


2ND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 5496 sq.ft. (510.6 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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