



Estover House
Elm Road | March | Cambridgeshire | PE15 8PB

TITLE HERE



Standing on a generous plot within easy walking distance of March's mainline station and the town centre. This four-bedroom detached home with elegant proportions, high ceilings and a wealth of original features offers a rare blend of Georgian classicism and modern convenience.



KEY FEATURES

- A Beautifully Presented Period Home with Character Features in the Town of March
- Four Double Bedrooms, Dressing Area, One En-Suite, a Family Bathroom and Further WC
- Stylish Kitchen/Breakfast Room with Separate Utility Room and Ground Floor Shower Room
- Four Reception Rooms and a Cellar
- High Ceilings, Feature Fireplaces, Original Shutters and Exposed Floorboards
- Double Garage, Carriage Driveway and Ample Parking
- Wrap-Around Gardens with Summer House, Patio and Decking
- Ideal for Commuting to Ely, Cambridge, Peterborough or London, plus Direct Route to Stansted Airport
- The Accommodation inc Garage extends to 3,341sq.ft
- Energy Rating: F

Estover House is a unique opportunity to acquire a substantial period residence with elegant interiors and beautiful gardens which is superbly located for both town and country living. March itself has undergone an 8.4 million town centre rejuvenation over the last 2 years, so has plenty to offer.

Everything On Offer

"When moving from London and searching for a dream country home, I loved that Estover House was in walking distance to the train station with great transport links back to London and the airport. I've lived here for four years, and it was the amount of space, beautiful frontage and charm that drew me to the property," the owner explained. The property dates back to the early 1800s and is believed to have been owned by a farmer, land agent and justice of the peace in the 19th century. The owner noted, "There is 1820 in the brickwork in the cellar and, in terms of features, it has wonderful high ceilings and a gorgeous entrance hallway." In the early 20th century, the house became a timber and builders merchant, with possible links to the Aveling family – Thomas Aveling, inventor of the traction engine and later the steamroller, is thought to have had a relative who lived here. The property retains many original features, including a grand cantilever-style staircase, window shutters and a marble fireplace in the main reception room.





KEY FEATURES

Superb Location

The proximity to the station and the ability to walk into town were also key factors when the present owner chose to live in the property, which offers the perfect balance between country living and urban convenience. "I love that you can be working from home with beautiful surroundings and so much space and light, and then pop to the train station and be quickly back in the busy city."

Favourite Spaces

When asked about favourite spaces at their home, the owner highlighted the front living room, "With the French windows onto the garden," and the garden room (referred to as the office/summer room) with direct access onto the decking as favourite spaces. "It's always sunny and light in the garden and so peaceful with the birds singing to work from home." The formal dining room, with its feature fireplace and vertical sliding shutters, is a wonderful space for entertaining, while the modern kitchen is perfect for everyday living. "For me it has been the perfect balance of period charm and modern day living."

The Outside

The main garden is at the side of the house and feels very private and peaceful. "It is full of mature trees, shrubs and plants and is beautiful all year round. There is a summer house and decking which is great for entertaining. We get squirrels, goldfinch and blue tits, a woodpecker and even a hedgehog. I love the wildlife so much." There is also a lovely section with roses and acers on the way to the back of the property, and a double garage and shed provide useful storage. The owner has re-fenced the entire property to make it secure for their dog. The carriage driveway at the front is framed by mature trees and wrought iron railings, offering ample off-road parking and enhancing the elegance of this classically Georgian building.

On Leaving

"I will miss the house and garden so much – it was a dream to live here," the owner reflected. "I've loved that Cambridge shopping is just over thirty minutes and two stops on the train. Ely for its antiques, cathedral and market is just one stop and eighteen minutes away. And my favourite, Stamford, for amazing restaurants and events is just over thirty minutes and two stops away. Plus the coast; Wells-next-the-Sea is about one hour and fifteen minutes to drive, so great to nip to the sea for dog walks and days out."

































INFORMATION



On The Doorstep

The property offers the rare opportunity to enjoy the space and tranquillity of a country house with the convenience of town amenities. March is a well-served Fenland market town with a range of independent shops, supermarkets, cafes and pubs. The town centre and mainline railway station (with direct links to Cambridge, Ely, Peterborough, and London) are both within walking distance. The area is popular for walking, cycling, and exploring the surrounding countryside, with the riverside and parks close by. Schools, medical practices, and leisure facilities are all easily accessible, making this a practical and attractive base for families and commuters alike.

How Far Is It To?

The property is just a few minutes' walk from March railway station, which offers regular services to Ely, Cambridge and Peterborough, with direct connections to London. The celebrated North Norfolk coast, including Wells-next-the-Sea, is just over an hour by road, and the proximity to the A47 and A141 provide easy road access to the wider region.

Directions

From the centre of King's Lynn, take the A47 west towards Wisbech. After 12.5 miles, take the A1101 signposted to Downham Market which continues into Elm High Road for a short distance until the signpost to the right for March on the B1101. Take this and continue straight into Main Road through Friday Bridge onto the B1101/March Road which turns into Elm Road – the property will be found on the left with a carriage driveway and set back behind iron railings, identified by the Fine & Country For Sale Board

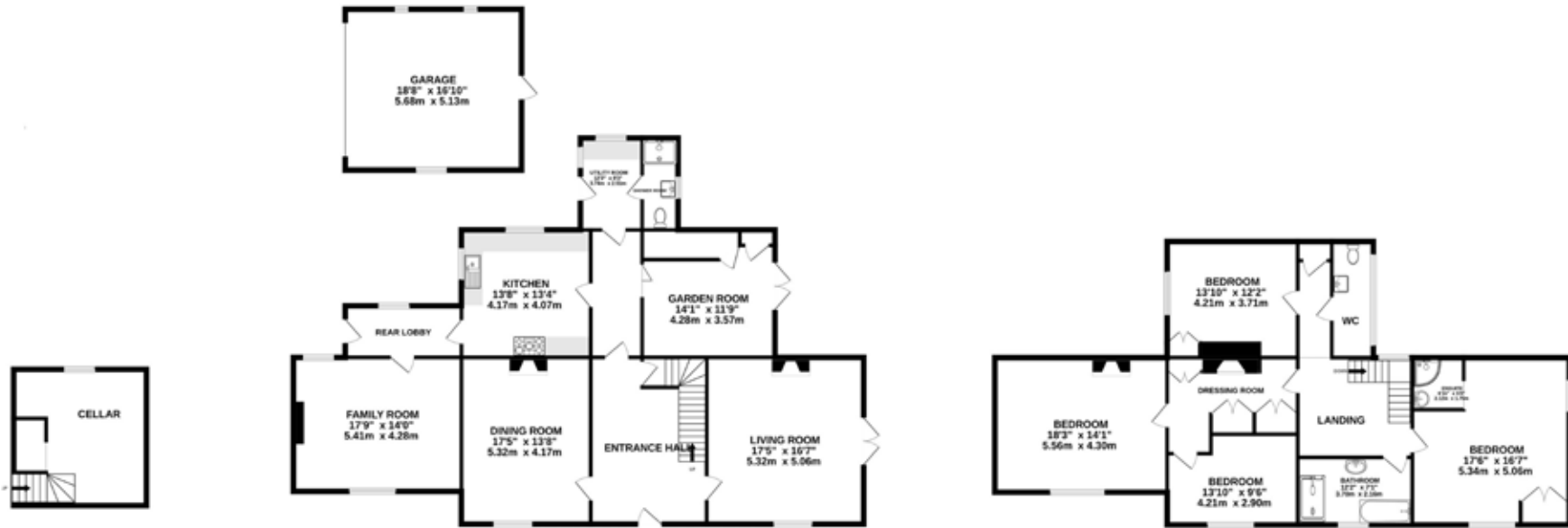
Services, District Council and Tenure

Gas Central Heating, 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 E
Freehold

CELLAR
200 sq.ft (23.2 sq.m.) approx.

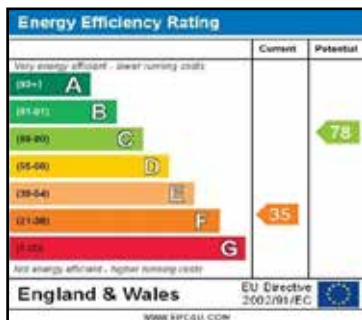
GROUND FLOOR
1207 sq.ft (140.2 sq.m.) approx.

1ST FLOOR
1213 sq.ft (140.2 sq.m.) approx.



TOTAL FLOOR AREA : 3341 sq.ft (310.4 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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