



Hasse Road, Soham, Ely, Cambridgeshire

Pocock + Shaw



29a Hasse Road  
Soham  
Ely  
Cambridgeshire  
CB7 5UW

A beautifully presented and recently constructed 4-5 bedroom detached property finished to a superb bespoke specification and offered for sale with no upward chain. The property is located in a rural location with views to the front over farmland and comprises an exceptional handmade kitchen/dining/family room, a truly stunning double aspect living room with a fully vaulted ceiling and bespoke double height feature window and 4 double bedrooms with 2 ensuite and a bathroom on the 1st floor.

Features include a further ground floor bedroom/study with an ensuite, a large barn and a double garage with a potential annex above.

Guide Price £775,000



**Location** Located in East Cambridgeshire, Soham is a sought after town with a bustling community. Soham has a railway station and well connected bus routes to Ely, Ipswich, Cambridge and beyond. The town has numerous amenities from multiple super markets, pubs and restaurants, medieval church and community playing field supporting a number of sports teams and other activities.

**Entrance Hall** An imposing 2 storey vaulted entrance hall with a composite part glazed entrance, ceramic tiled flooring with under floor heating, pair of glazed doors to the living room and a staircase leading to the first floor.

**Cloakroom** with a hand basin and low level WC, tiled flooring with underfloor heating, tiled walls.

**Study/Bedroom 5** 20'6" x 17'3" (6.25 m x 5.26 m) with a fitted desk with drawer and cupboard storage.

**Living Room** 22'9" x 18'3" (6.93 m x 5.56 m) a truly exceptional double aspect room, a fully vaulted ceiling and a double height feature window.

**Kitchen/Dining Room** 31'1" x 20'6" (9.47 m x 6.25 m) an exceptional open plan double aspect room with a bespoke hand made fitted kitchen with ornate rolled granite worktops, a comprehensive range of fitted base and wall mounted units with an inset double butler sink, centre island with storage under and integrated fridge freezer and dishwasher, large dresser with illuminated display cabinets, ceramic tiled flooring with under floor heating, bi-folding doors to the rear garden.

**Utility Room/Boot Room** 13'6" x 7'9" (4.11 m x 2.35 m) With a superb range of bespoke handmade units and granite work surfaces, bench seat with drawers beneath, double cloaks cupboard, double glazed windows to front and side aspects and door to side aspect, ceramic tiled floor with under floor heating.

#### **First Floor Landing**

with a shelved linen cupboard and further storage cupboard, aspect over the galleried hallway.

**Bedroom 1** 20'11" x 15'3" (6.38 m x 4.66 m)  
A generous double aspect room with a dressing area and bespoke fitted wardrobes and drawers.

**Ensuite** with a large walk-in shower with a built-in shelf, low level WC, stone countertop with twin hand basins with cupboards and drawers beneath, tiled floor and part tiled walls, heated towel rail.

**Bedroom 2** 14'11" x 13'7" (4.54 m x 4.14 m)

**Ensuite Shower Room** with a shower cubicle, low level WC, hand basin with vanity unit, tiled flooring and part tiled walls, heated towel rail.

**Bedroom 3** 14'9" x 10'8" (4.50 m x 3.26 m)

**Bedroom 4**  
14'11" x 10'6" (4.54 m x 3.21 m)

**Family Bathroom** with a deep free standing slipper bath, low level WC, stone counter top with wash basin and storage units beneath, heated towel rail., tiled walling and part tiled walls.

**Outside** The front of the property is attractively screened with fencing and hedging and a curved brick perimeter wall leading to a pair of electrically operated wooden gates.

The gated approach leads to an extensive tarmac driveway providing ample off street parking and access to a:

**DOUBLE GARAGE** which is currently used as a games room/bar and consists of a brick built bar, decorative fireplace with half height wall panelling, 2 roller shutter doors to front aspect, a personal door and window to side aspect. A staircase leads to the first floor where there is a room which can be used an office or as a 5th bedroom with an ensuite with a shower cubicle, vanity unit with wash basin, low level WC and Velux window.

To the rear is a **DETACHED BARN** providing storage/parking with double doors to the front. To the rear of the property there is a lawned garden with an extended area of paved patio.

**AGENTS' NOTE** Whilst the property stands in a semi-rural Fenland location with far reaching views over farmland, there are semi-derelict farm buildings and stored static caravans immediately to the rear of the house which would benefit from additional visual screening. Planning permission has been approved for the demolition of the barns and the construction of 2 new detached properties.

**Tenure** The property is freehold.

**Services** Mains water, drainage & electricity are connected.

The property is not in an conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 12Mbps.

Mobile phone coverage by the four major carriers available.

EPC: B

**Council Tax** F East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

- Individual Detached House
- 4-5 Double Bedrooms
- 3 ensuites/ 1 Bathroom
- Bespoke Fitted Kitchen/
- Dining/Family Room
- Superb Feature Living Room
- Substantial Detached Barn
- Large Double Garage With Potential Annex
- Part Walled Gardens and Driveway
- NO CHAIN





















Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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