

An ENTRANCE VESTIBULE leads into the main RECEPTION HALL, with beautiful wooden flooring and dog leg, balustrade staircase is warm and inviting but gives little indication as to what is on offer.

Walking into the LIVING ROOM it strikes you how light and open it is, with views stretching across the front lawn towards the paddocks. The feature stone fire surround with inset open fire has played host to many family gatherings on cold winter evenings. An archway extends into the MUSIC ROOM with rear garden views through the large bay window. Double doors lead into a delightful west facing 24ft x 11ft GARDEN ROOM, which not only enjoys a triple aspect, but offers direct access onto a large patio area ideal for alfresco dining in the summer evenings as you watch the sun set behind the stable yard, or just simply sit back and enjoy the views over the paddocks. Our clients have not only thought about the welfare of their horses whilst developing this equestrian estate, but have also seamlessly incorporated it into their everyday life, ensuring there is a balance between work and home.

The open plan split DINING KITCHEN is so practical and caters superbly with the demands of every day family life. Ample work surfaces and plenty of space. Our clients large breakfast dining table is the centre piece and forms the "hub" of the house regardless of the occasion. Fitted with a complete range of units, AGA and newly installed Rangemaster cooker, you can gather in the kitchen and enjoy views over the private rear garden. A door leads into a rear hallway which gives double door access into the garden and also leads to an OFFICE and also a large UTILITY / LAUNDRY ROOM. There is also a further door directly to the rear parking and garaging area. A further door leads off the Dining Kitchen to a ground floor SHOWER ROOM and the main STUDY. Our clients have thought previously about converting this area and creating a granny or teenage annexe. A second door off the kitchen returns to the main hallway and gives access to the DINING ROOM with an open fire and enjoys a dual aspect to the side and views over the front lawn and paddocks. Being of good size our clients have enjoyed many special family occasions gathered around the table.

The first floor split level landing is lovely and light and gives direct independent access to FOUR DOUBLE BEDROOMS. By reviewing the floorplan it is easy to see that the upstairs accommodation can be configured to accommodate a host of living arrangements. The MASTER SUITE is of excellent size and has the benefit of a "WALK THROUGH DRESSING / WARDROBE ROOM" and also gives access into a walk-in large attic area. BEDROOM FOUR is currently used as an en-suite "LIVING ROOM" for BEDROOM THREE, but could easily be used as "WALK THROUGH - BEDROOM FIVE". All the bedrooms offer views over the gardens and paddocks. There are two FAMILY BATHROOMS.

## OUTSIDE

The REAR GARDEN can be approached directly from the house and is separate to the rest of the grounds. Being laid to lawn and hedging to the boundaries with sensor lighting. A footpath leads to the stable yard and to the front of the house.

HOUSE PARKING Approached from a private driveway, away from the main access, there is a further gated access to a large private driveway giving ample parking for numerous vehicles and access to the twin garages with up and over door and light and power.



**EQUESTRIAN** The purpose-built facilities were designed by the present owners who are both veterinary surgeons and no expense has been spared in the construction and maintenance of the buildings and fields. Accessed by an independent driveway to the main residence, the gated driveway allows easy access for lorries and leads to an additional hard parking area with ample space for turning.

The impressive bespoke and individually designed "horseshoe shaped" stable block of 10 Scotts of Thrapston stables including 8 loose boxes 3.6m x 3.6m, 2 foaling boxes 5.4m x 3.6m, tack room and feed room both 3.6m x 3.6m. Each benefit from having hot and cold water feeds. Water is piped to each stable and has a drop down pipe with a tap to a bowl to avoid having to carry water whilst being able to measure the water consumption of each horse. The 4 boxes on the field side have a half stable door which provides a view of the paddocks.

The stables are unique as the four boxes on the field side have feature opening rear viewing windows and the main apron benefit from a longer front overhang to add further protection from the rain and poor weather. The covered access from the parking area to the stable apron has been designed to offer ease of vehicular loading and unloading of horses.

There is also a further block of two original stables. This consists of two stables with a shared feed and tack room which has a cold water supply. There is a hay store next to these stables. There is also an alarm system.

Again designed specifically to meet our clients requests there is a 50m x 33m Charles Britten arena – full construction photographs available upon request – located to the front of the house and accessed directly from the paddocks. Sited next to the road so horses can get used to the traffic without having to venture onto the road. The surface is equisand and rubber and particular attention was paid to drainage and as a result the arena has never been waterlogged or deep to ride on. It is low maintenance only requiring harrowing and the width allows plenty of show jumps to be used.

Field One has 2 static timber cross country fences, a 2 tier derby bank and 2 ditches. Throughout the property are copses which are used as jumping lanes.

Post and rail fencing is used throughout and there is a piped water trough for 2 of the fields as well as a field shelter. The fields are large enough to be sub divided into paddocks.

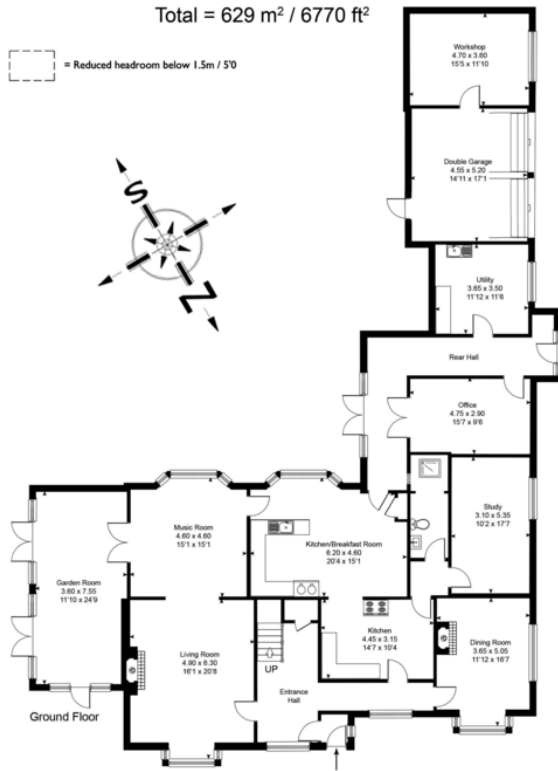
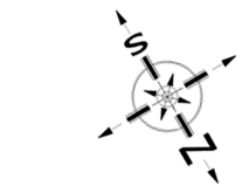
Planning permission was given for the erection of a barn for storage but the present owners have not required the extra storage space.

The main yard, parking area and old stable block are fitted with motion sensors for lights which can also be controlled from the house. The drove at the far end of the property also has a locked barrier. It is possible to ride out over miles of open countryside with farmers' permission without having to venture onto any main roads. There is a private fishing lake to the rear of the land and in December and January numerous game shoots. An arable farm to the north and west of the land, owned by Lord de Ramsey, provides a pleasant place to take an evening stroll as well as admiring the simply amazing views.



Carters Bridge Farm, Chatteris, Cambridgeshire PE16 6UE  
 Approximate Gross Internal Area = 400 m<sup>2</sup> / 4305 ft<sup>2</sup>  
 Garage & Workshop = 41 m<sup>2</sup> / 441 ft<sup>2</sup>  
 Loft Space = 30 m<sup>2</sup> / 323 ft<sup>2</sup>  
 Stables = 158 m<sup>2</sup> / 1701 ft<sup>2</sup>  
 Total = 629 m<sup>2</sup> / 6770 ft<sup>2</sup>

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2020

## VENDOR INSIGHT

Being devoted equestrian enthusiasts, we have since installed comprehensive equine facilities in the property's grounds," say the owners, "including a 10-stable block purpose-designed by us and built by Scotts of Thrapston, a 50m x 33m Equisand and Equirubber arena installed by Charles Britten, as well as extensive post and rail paddocks." The location of the property permits the most idyllic of country lifestyles.

"The house itself is south facing and the terrace and garden room face west," say the owners, "attracting the evening sunshine. There are several wooded copses which horses and riders can access and it is possible to ride out over miles of open countryside with farmers' permission. There is a private fishing lake to the rear of our land and in December and January numerous ame shoots. An arable farm to the north and west of our land, owned by Lord de Ramsey, provides a pleasant place to take an evening stroll as well as simply amazing views."

The location of Carters Bridge Farmhouse provides the best of both worlds-country living and convenience-allowing you to create an equestrian haven and a comfortable family home within reach of all amenities."

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**Carters Bridge Farmhouse, Doddington  
Road, Chatteris, Cambridgeshire,  
PE16 6UE**

**£1,150,000 Freehold**

A unique opportunity to purchase an equestrian estate in a quiet secluded location on the fringe of Chatteris. Carters Bridge Farmhouse is a deceptively spacious double fronted detached, built in 1955 and subsequently sympathetically extended to offer free flowing flexible accommodation ideal for the growing family and for those that wish to run a full operational stable yard or equine business.



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