



MAIN STREET, LITTLE DOWNHAM, CB6 2ST

OIEO: £650,000

GAVIN HUMAN

POWERED BY
exp UK

CAMBRIDGE ESTATE AGENT

The Old Fox and Hounds is a special and rare home that combines an historic and beautiful building with the style and comforts of modern living. This stunning Grade 2 Listed home dates back to the 18th Century and is ideally located in a desirable village close to Ely.

Almost every room boasts period features including exposed beams, timber and tile flooring, and signature inglenook fireplaces.



- Grade II Listed building.
 - Annexe with en suite bedroom and kitchen/living room.
 - Walled garden.
 - Timber garden office.
 - 4 bedrooms.
 - Large entrance hall.
 - Cellar.
 - Utility room.
-



Entrance Hall

Sitting Room



Entrance Hall

Sitting Room





Family Room



Kitchen



Galleried Landing





Master bedroom



Bedroom Two

Bedroom Three

Bedroom Four





Annexe



Approximate Gross Internal Area = 222 m² / 2389 ft²
 Annexe = 30 m² / 323 ft²
 Basement = 26 m² / 280 ft²
 Garden Store = 9 m² / 97 ft²
 Total = 287 m² / 3089 ft²
 For identification purposes only - Not to scale



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.

KEY INFORMATION

| | |
|-----------------------|----------------------------------|
| Property Type | Grade II Listed Detached house |
| Bedrooms | Four |
| Council Tax | Band E |
| Square footage | 2389 square feet (approximately) |
| EPC Rating | N/A |
| Age | 1723 |
| Last sold date | N/A |
| Title Number | CB112163 |
| Plot size | 0.11 acres |
| Heating | Gas fired central heating |
| Tenure | Freehold |

LOCAL AREA

| | |
|------------------------------------|--------------------------------------|
| Local Authority | East Cambridgeshire District Council |
| Flood Risk River & Seas | No |
| Flood Risk surface water | Medium |
| Conservation Area | No |

CONNECTIVITY

Estimated broadband speeds:

| | |
|-----------|-----------|
| Standard | 10 mbps |
| Superfast | 80 mbps |
| Ultrafast | 1000 mbps |

Cable/Satellite TV availability

BT Yes

Sky Yes

Virgin No

Mobile Signals (based on calls indoors)

EE Red

3 (Three) Red

O2 Amber

Vodafone Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

GAVIN HUMAN

MEMBER
exp UK

CAMBRIDGE ESTATE AGENT

KEY INFORMATION

TRANSPORT (NATIONAL)

| | |
|------------------------|-------------|
| National Rail Stations | |
| Ely | 3.06 miles |
| Soham | 10.01 miles |
| Littleport | 3.8 miles |

Trunk Roads/Motorways

| | |
|---------|-------------|
| M11 J14 | 15.51 miles |
| M11 J13 | 16.65 miles |
| M11 J12 | 18.13 miles |
| M11 J11 | 19.64 miles |

Airports/Helipads

| | |
|-------------------|-------------|
| Cambridge Airport | 15.62 miles |
| Stansted airport | 37.46 miles |

TRANSPORT (LOCAL)

| | |
|------------------|------------|
| Bus stops | |
| Chapel Lane | 0.05 miles |
| Hurst Lane | 0.13 miles |
| White Horse Lane | 0.17 miles |

SCHOOLS

Primary

| | |
|--------------------------|------------|
| Downham Feoffees Primary | 0.12miles |
| Lantern Primary | 1.84 miles |
| Isle of Ely Primary | 1.97 miles |

Secondary

| | |
|---------------------------|------------|
| Ely College | 1.54 miles |
| Kings Ely | 2.65 miles |
| Witchford Village College | 3.14 miles |

10 year history of average house prices by property type in CB6

| | |
|---------------|----------|
| Detached | +86.33 % |
| Semi-Detached | +84.48% |
| Terraced | +76.36% |

GAVIN HUMAN

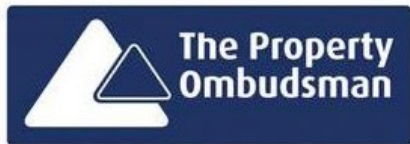
MEMBER
exp UK

CAMBRIDGE ESTATE AGENT

KEY INFORMATION

PLEASE NOTE -Contains public sector information licensed under the Open Government License v3.0. The information contained within is for general information purposes and to act as a guide.

Sprift Technologies aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Gavin Human Cambridge Estate Agent (Sole Trader) is an approved agent of eXp World UK Limited, trading as eXp UK, registered at 68 West Hill, Hitchin, Herts, SG5 2HY. Company number 12016573. VAT no 327 4120 29. If you have instructed another agent to sell your house and instruct eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents. It is recommend that you check the contract you have with your current agent.