



MILL HILL LANE, MARCH, PE15 9QB
OIEO: £600,000

GAVIN HUMAN
POWERED BY
exp UK
CAMBRIDGE ESTATE AGENT

Situated in a quiet location on the fringe of the town with views across open fields, this 5 bedroom home over 3 floors offers you stylish space and versatility.

With two large living spaces all connecting to a social patio outside, this house offers connectivity but also peace and solitude with a separate family room, and the entire top floor a private master bedroom suite.

The double garage and off road parking also provide convenience and accessibility.



- 5 bedrooms (2 with en-suite)
- 3 reception rooms
- Large feature entrance hall
- 3 floors of accommodation
- Master bedroom with en-suite and separate dressing area.
- Detached double garage with first floor storage area.
- Ample off road parking
- Private garden



Sitting room

Living area of open plan Kitchen / Living /Dining



Kitchen area of open plan Kitchen / Living /Dining

Dining area of open plan Kitchen / Living /Dining





Bedroom 2

BEDROOM TWO is currently used as the main bedroom as it has a three piece en suite, with an oversized shower cubicle, wash hand basin and WC, a heated towel rail and a window to the side. The bedroom also benefits from two windows to the rear and a storage cupboard.

There are **THREE FURTHER DOUBLE BEDROOMS** on this floor, all of excellent size and also a **FAMILY BATHROOM** comprising a four-piece suite.



Bedroom 3

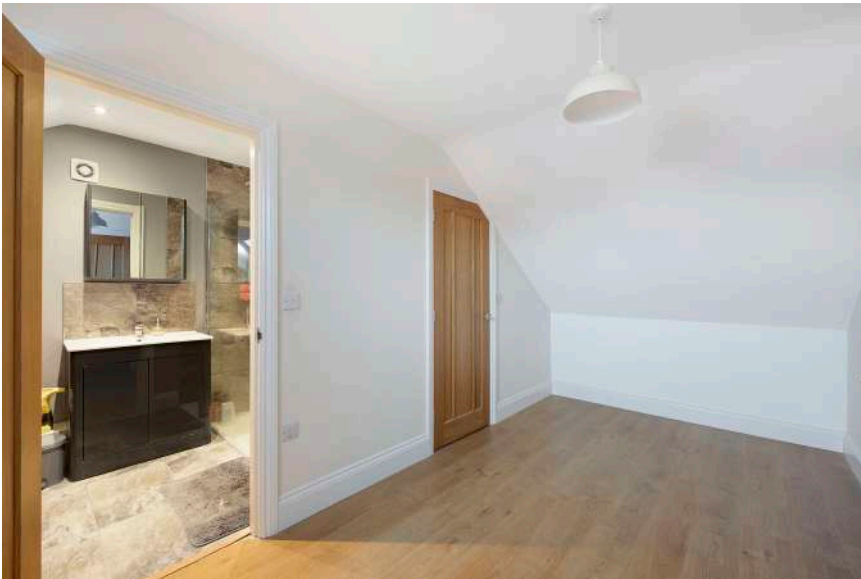
1st floor bathroom





Principal Bedroom

Bathroom and dressing area for Principal Bedroom



Dressing area

The spacious **MASTER BEDROOM SUITE** provides two distinct areas either side of the stairs. First is a dressing area with a double door wardrobe, a storage closet, and a skylight window. This space could easily accommodate wardrobes and a dressing table. From this area there is a door to the bathroom comprising a three-piece suite comprising oversized walk in shower unit, vanity wash hand basin and WC, and a heated towel rail

The large main bedroom area is to the other side of the stairs and has a radiator and skylight window.



There is a side garden with a door giving access into the utility room this area would be ideal for those wishing to set up their own kitchen garden and grow their own vegetables

The **DOUBLE GARAGE** is fitted with light and power and has a storage area to the first floor.

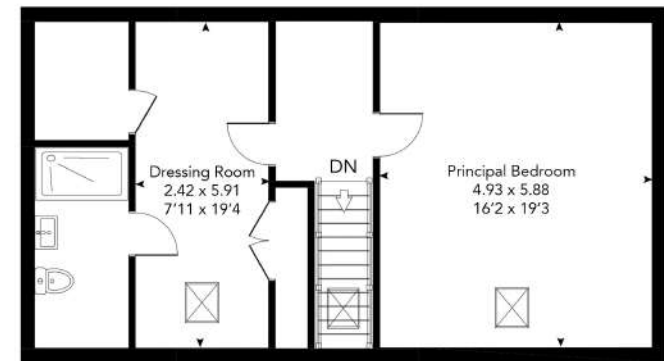
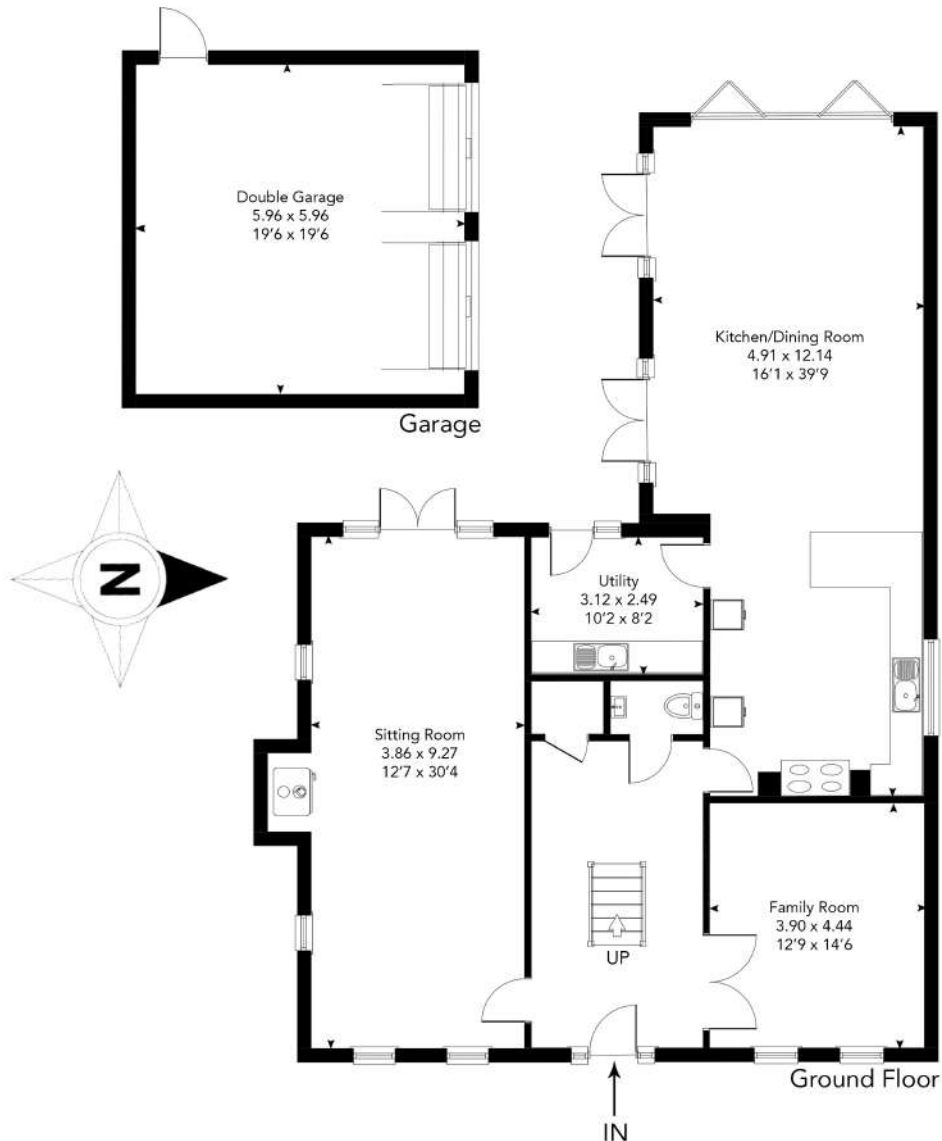
The **REAR GARDEN** offers a large patio area connecting all doors from the sitting room to the kitchen and dining area, making this an open and accessible space to social and make use of the open field views all year round and catches the sun throughout the day.

Approximate Gross Internal Area = 310 m² / 3336 ft²

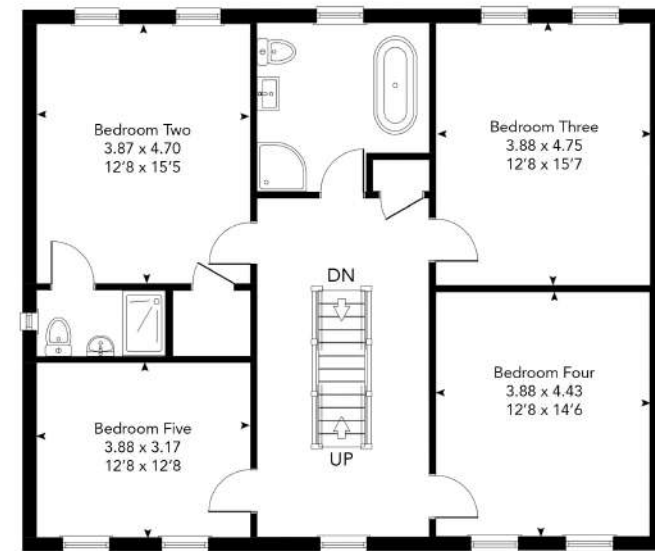
Garage = 35 m² / 377 ft²

Total = 345 m² / 3713 ft²

For identification purposes only - Not to scale



Second Floor



First Floor

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.
Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Detached house
Bedrooms	Five
Council Tax	Band F
Square footage	3336 sqft approx
EPC Rating	B
Age	2018
Last sold date	June 2018
Title Number	CB32219
Plot size	0.16 acres
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	Fenland District Council
Flood Risk River & Seas	No
Flood Risk surface water	High
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	24 mbps
Superfast	1000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Amber
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

EXCLUSIVE
exp UK

CAMBRIDGE ESTATE AGENT

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

March Rail Station	1.97 miles
Manea Rail Station	4.8 miles
Huntingdon Rail Station	22.1 miles
Peterborough	22.2 miles

Trunk Roads/Motorways

M11 J14	20.69 miles
M11 J13	22.16 miles
M11 J12	14.17 miles
A1 (M) J14	117.7 miles
A1 (M) J15	16.31 miles

Airports/Helipads

Stansted Airport	45.18 miles
Luton Airport	49.08 miles

TRANSPORT (LOCAL)

Bus stops

Lambs Hill Drove	0.4 miles
Wimblington Road	0.41 miles
Neale Wade College	0.45miles

SCHOOLS

Primary

Cavalry Primary School	1.08 miles
Westwood Primary School	1.61 miles
All Saints Interchurch Academy	1.79 miles

Secondary

Neale-Wade Academy	0.54 miles
Cromwell Community College	5.81 miles
Kings Ely	18.6 miles

10 year history of average house prices by property type in PE15

Detached	+84.97%
Semi-Detached	+82.19%
Terraced	+74.93%

GAVIN HUMAN

EXPERIENCE
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.