



THE LIMES, DODDINGTON, PE15 0TF
OIEO: £475,000

GAVIN HUMAN
exp uk
CAMBRIDGE ESTATE AGENT

Welcome to a remarkable early Victorian family home with charm and character, as well as style and comfort.

This immaculate property blends stunning features and modern convenience and offers over 1,700 square feet of accommodation; including a generous and private rear garden, which has been beautifully landscaped.

The property has been thoughtfully and carefully renovated by my clients and it is with a heavy heart that they are moving after living here with their children for over 20 years. They have enjoyed what Doddington can offer a growing family; such as a strong community and a range of clubs and groups, suitable for all age ranges.



- Early Victorian detached family home.
- Immaculately presented throughout.
- A wealth of character and charm.
- Offering 1700+ sqft of flexible living accommodation.
- Two reception rooms and a study.
- Bespoke fitted open plan kitchen diner with feature vaulted ceiling.
- Four bedrooms
- Principal bedroom with ensuite
- Gated driveway with ample parking
- Large private and south facing rear garden



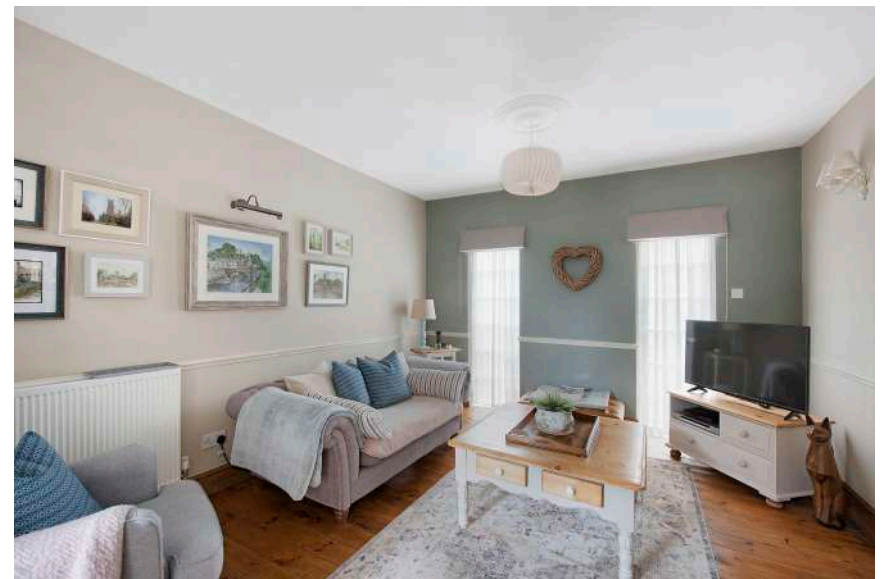
Sitting room

Family room



Sitting Room

Family room





Kitchen/Diner



Kitchen/Diner



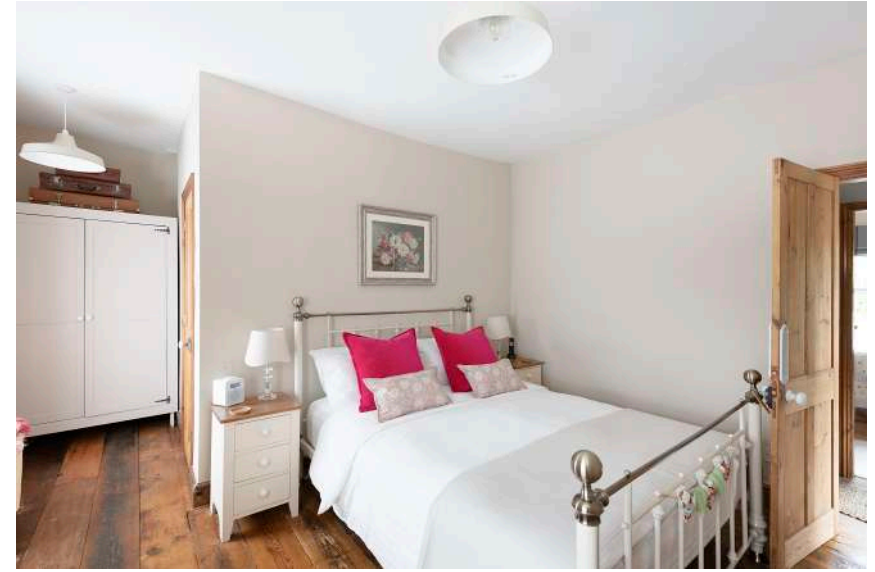
Kitchen/Diner



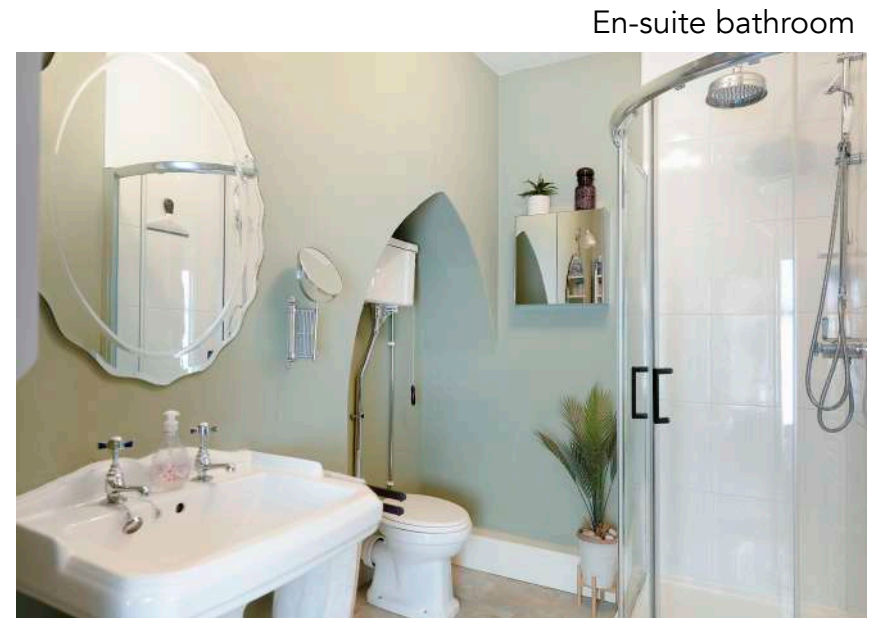
Kitchen/Diner



Principal Bedroom with en-suite



Dressing area



En-suite bathroom

The **PRINCIPAL BEDROOM** overlooks the front of the property with two windows, and benefits from a stylish **ENSUITE SHOWER ROOM**. With space for a double wardrobe, drawers and a chair, this elegant room with its stripped wooden floors provides a spacious main suite.

The other three bedrooms are all beautifully finished. A unique feature of this property is the 2nd staircase. This is at the rear of the property by the dining area and leads up to a small landing with doors to the 4th bedroom and family bathroom. There is a further door from the bathroom to the other bedrooms.



Bedroom 2



Bedroom 3



Bedroom 4

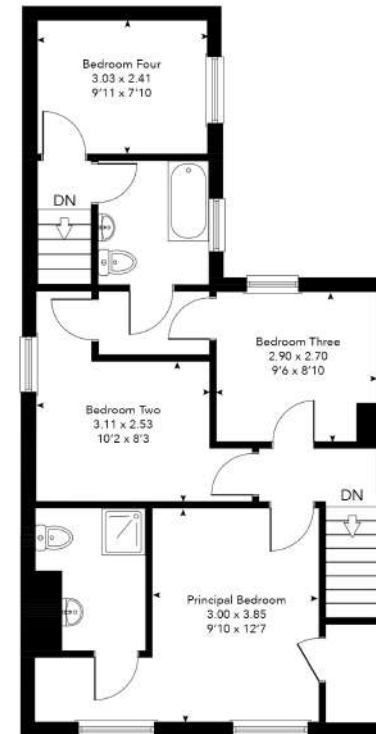


Bathroom





Approximate Gross Internal Area = 159 m² / 1711 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.
Gavin Human - The Cambridge Estate Agent © 2025

KEY INFORMATION

Property Type	Detached
Type	Detached
Bedrooms	4
Council Tax	Band C
Square footage	1711 square feet (approximately)
EPC Rating	C
Age	1850s
Last sold date	2005 £280,000
Title Number	CB191783
Plot size	0.15 acres (STS)
Heating	Gas Fired Central Heating
Tenure	Freehold

LOCAL AREA

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

LOCAL AREA

CONNECTIVITY

Estimated broadband speeds:

Standard	20 mbps
Superfast	80 mbps
Ultrafast	1000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	Yes

Mobile Signals (based on calls indoors)

Ee	Green
3 (Three)	Green
O2	Orange
Vodafone	Orange

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

GAVIN HUMAN

EXPERIENCE
exp UK

CAMBRIDGE ESTATE AGENT

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

March	4.52 miles
Manea	4.74 miles
Whittlesea	8.5 miles

Trunk Roads/Motorways

M11 J14	18.2 miles
M11 J13	19.68 miles
M11 J12	21.23 miles
M11 J11	17.85 miles

Airports/Helipads

Stansted Airport	42.84 miles
Luton airport	46.57 miles

SCHOOLS

Primary

Lionel Walden Primary School	0.02 miles
Thomas Eaton Primary School	2.73 miles
Glebelands Primary School	2.82 miles

Secondary

Neale Wade Academy	1.98 miles
Cromwell Community College	2.74 miles
Kings Ely (Private)	17.1 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.