



Cophall Drove, Ely, CB6

**£825,000**



DOING REAL ESTATE A WORLD OF GOOD



*Five bedroom, brand new executive home situated on a generous 1.2 acre plot with uninterrupted countryside views to the front and rear.*



# Key Features

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- Solar Panels & Solar Battery
- Solid Oak Kitchen complete with quartz worktops
- 10-year warranty on the property
- Ground floor underfloor heating with radiators upstairs
- Oak staircase with glass panels
- Engineered Oak Flooring
- 6 meter sliding doors floor to ceiling
- fitted wardrobes & drawers in every bedroom









Nestled in the heart of the picturesque countryside of Cambridgeshire, just 10 miles from Cambridge and 3.5 miles from Ely is this brand new, bespoke five bedroom detached home seamlessly blends modern luxury with rustic charm. Positioned on a expansive 1.2 acre south facing plot, the property offers a tranquil retreat from the hustle and bustle of urban life, providing an idyllic setting for families or those seeking a serene rural lifestyle with uninterrupted views of the broad skies and rich fields that characterise the area whilst still being just a stone's throw away from the popular city of Ely. Both Ely and Cambridge offer main line rail links to London (direct), excellent schools such as King's of Ely and various cultural, shopping and entertainment venues. Your family will enjoy generous living spaces, natural light from large areas of glazing and bespoke sliding doors, luxury materials and high specification.

The house is approached via a long, private gravel driveway leading to a spacious frontage with ample parking. The exterior features a timeless combination of oak cladding and traditional masonry, complemented by handmade Cley roof tiles. Oak rafter feet create open eaves, a large vaulted window and double-glazed flush sash UPVC windows flood the interior with natural light. The 6-meter sliding doors offer floor-to-ceiling views of the surrounding countryside and provide seamless indoor-outdoor living.

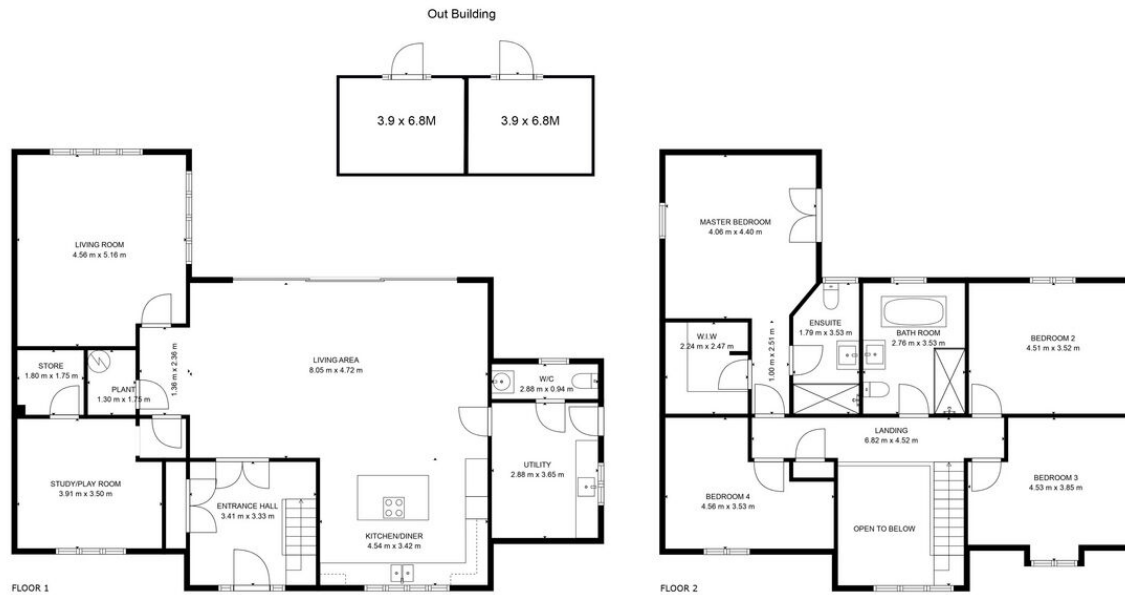
Upon entering, you are greeted by a grand entrance hall with a vaulted ceiling and an elegant oak staircase with glass panels. The ground floor boasts an open-plan layout designed to maximise











**TOTAL: 209 m<sup>2</sup>**  
 FLOOR 1: 129 m<sup>2</sup>, FLOOR 2: 80 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 19 m<sup>2</sup>, OPEN TO BELOW: 8 m<sup>2</sup>, Out Building  
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	97	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	97
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**

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