



The Acacias, Ely Road,
Chittering, CB25 9PH

Guide price £685,000

The Acacias, Ely Road, Chittering, CB25 9PH

- Period home with 4 bedrooms and 3 bathrooms
- A range of outbuildings with potential for conversion STPP
- Extensive grounds and paddock land
- No onward chain

OPEN HOUSE SCHEDULED FOR
SUNDAY 21ST JULY BETWEEN 10AM
AND 12PM

An extended detached period
house of about 1844 sq ft with a
paddock, outbuildings, mature
gardens, situated in grounds
around 1.25 acres,

Formerly the village post office and believed to date back to the turn of the century with later extensions, this double fronted property is a well appointed family home. There is an elegant hallway with wood flooring and an understairs cupboard. A ground floor double bedroom with an ensuite shower room. The lounge is open to the dining room and is a good size. There is a brick fireplace with a wood burning stove, engineered oak flooring and sliding doors to the dual aspect family room with French doors to the garden. The kitchen/breakfast room is a good size with a quarry tiled floor, plenty of storage cupboards, built-in double oven, hob and a door to a rear porch.

On the first floor are three good





size double bedrooms and the bathroom. The main bedroom has dual aspect windows, a dressing area with built-in wardrobes and an ensuite bathroom. There is a family bathroom with tiling to the floor and splashback areas.

The property is recently installed double glazing and an oil fired boiler and there is a 1750 litre bunded oil tank.

Outside there are extensive gardens with a variety of mature trees, pond, two sheds and a paddock about 1 acre. The outbuilding of about 1000 sq ft has scope to be used for a variety purposes, such as office space or accommodation (subject to planning) as there is 3-phase power and light. One portable cabin will remain at the property and is 32ft x 10ft.

Agents notes

The property has 3 septic tanks, a water filtration system from the house and an additional natural reed bed eco-system of filtration.

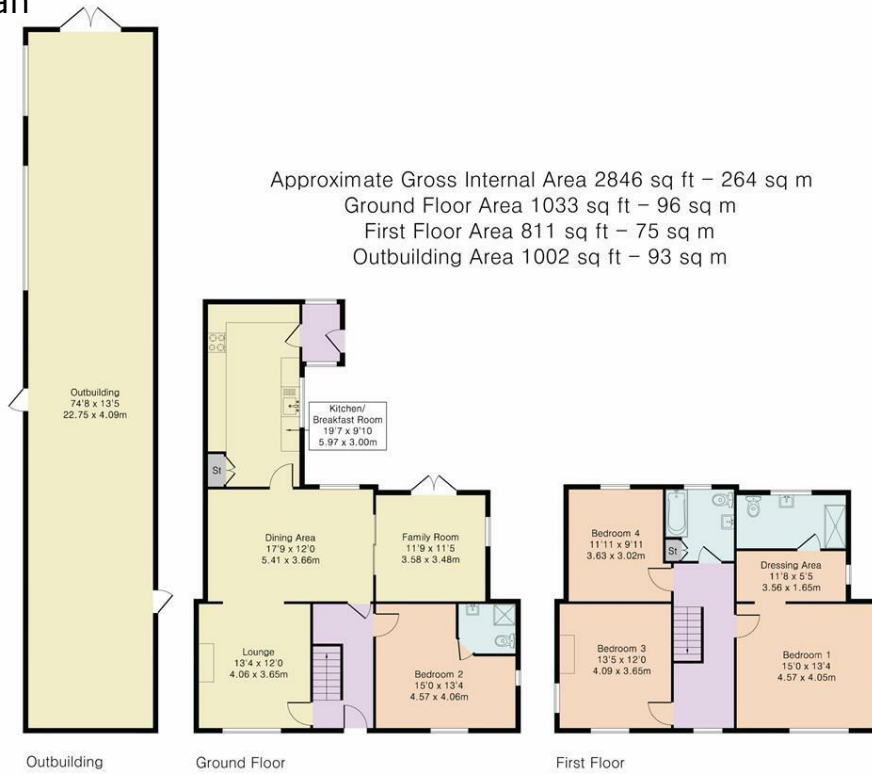
'The Acacias' is in a non-estate location on the edge of the hamlet of Chittering, Set back and screened from the Ely Road. Ely and Cambridge are easily accessible.

Sat Nav: CB25 9PH

What3Words:///vegetable.short.like



Floor Plan



Area Map



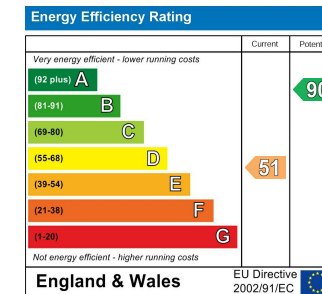
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Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
 Council tax band: E

Energy Efficiency Graph



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