



1b Main Street, Witchford
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£875,000

1b Main Street

Witchford, Ely

A substantial and superbly designed residence of approximately 3,300 square feet with superb countryside views and extensive accommodation. Comprises on the ground floor, reception hall with central staircase, cloakroom, spacious open plan kitchen/dining/family room, utility, sitting room, dining room and study. On the first floor there is a stunning galleried landing with vaulted ceiling and fantastic views, 4 double bedrooms with 3 having ensuites and bedrooms 1 and 2 having dressing rooms, whilst there is also the family bathroom. The second floor consists of a further double bedroom and a large walk-in loft area. Outside there are mature gardens adjoining farmland, a spacious driveway and double cart lodge.

- Substantial Family Home - Approx. 3,300 Sq Ft
- 5 Double Bedrooms (3 Ensuite)
- 3 Reception Rooms & Kitchen/Family Home
- Stunning Hallway & Galleried Landing
- Overlooking Farmland
- Extensive Driveway, Cart Lodge & Mature Gardens
- Freehold / Council Tax Band F / EPC Rating B



Reception Hall

With porcelain tiled floor with feature central staircase leading to the galleried landing, range of double glazed windows, built-in cloaks cupboard, under floor heating.

Cloakroom

Refitted with low level WC and wash basin, under floor heating.

Kitchen/Dining/Family Room

Split level with kitchen area comprising a range of matching high gloss storage units and drawers with granite work surfaces, sink unit and drainer, space for Range oven and extractor hood, integrated dishwasher, central island unit with granite top, storage units and breakfast bar, double glazed windows, tiled floor with under floor heating. Dining/family area with engineered oak flooring, 2 sets of double glazed French doors leading to the gardens and double glazed windows with screens having attractive views across farmland, under floor heating.

Utility

With sink unit and drainer, base level storage units and worktop, plumbing for washing machine, boiler supplying the gas central heating system, under floor heating, door to garden.

Lounge

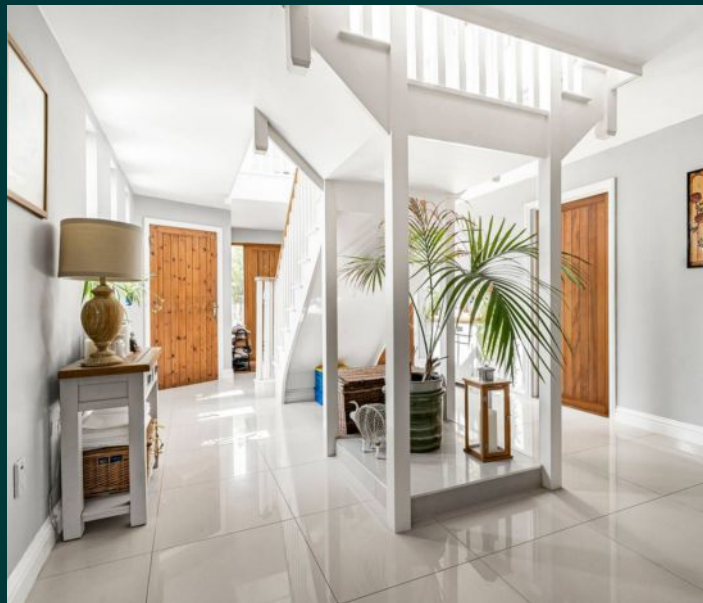
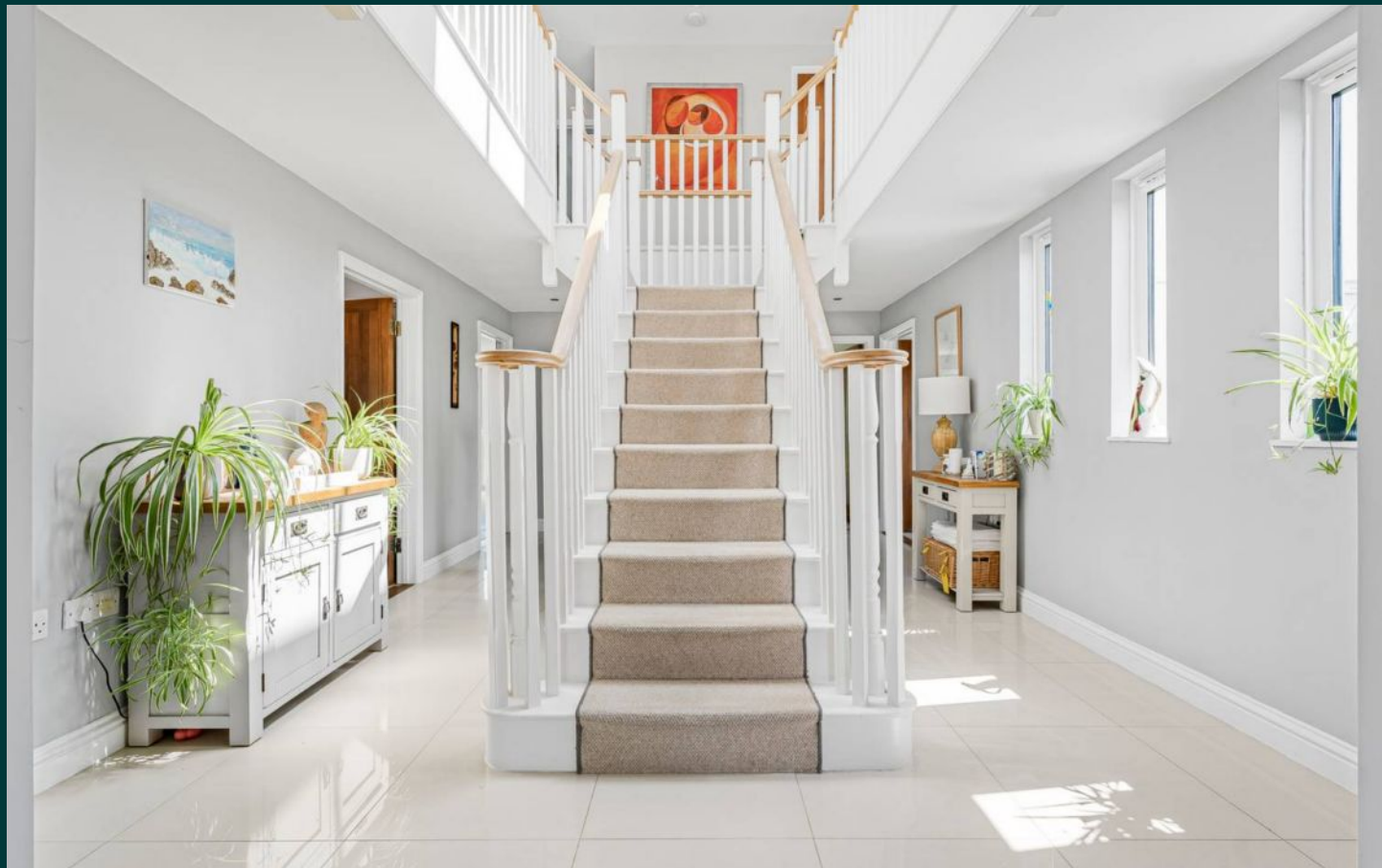
With feature double sided contemporary multi-fuel fire, double glazed doors onto garden, under floor heating.

Dining Room

With feature double sided contemporary multi-fuel fire, engineered wood flooring with under floor heating, double glazed window.

Office

With built-in desk, 2 double cupboards.



Galleried Landing

A superb feature of this property having a vaulted ceiling with twin skylights and various double glazed windows and large double glazed screens overlooking the garden and fields beyond, stairs to second floor, radiator.

Bedroom 1

With double glazed screens and windows giving superb views across surrounding countryside and the recreation ground, radiator.

En-suite

With double walk-in shower, vanity unit with wash basin, low level WC, heated towel rail.

Dressing Room

With 2 fitted double wardrobes, dressing table and Velux window, radiator.

Bedroom 2

With double glazed window, radiator.

En-suite

With panelled bath low level WC, pedestal hand wash basin, towel rail.

Walk Through Dressing Room

With 2 pairs of built-in double wardrobes, 2 dressing tables.

Bedroom 3

With double glazed window to rear aspect, radiator.

En-suite

With shower cubicle, low level WC, pedestal hand wash basin, heated towel rail.

Bedroom 4

With fitted wardrobes and dressing table, double glazed and Velux windows, radiator.

Bathroom

With roll-top bath, vanity unit with wash basin, shower, low level WC, heated towel rail, double glazed window, radiator.



Second Floor Landing

Bedroom 5

With 2 Velux windows and double glazed window giving a superb view across surrounding countryside, radiator. Access through to: Boarded Walk-In Loft Area

Garden

The front garden is predominantly lawned with a range of borders and mature trees providing excellent privacy and a large paved patio area. This garden adjoins farmland and therefore has the benefit of the attractive views. The garden continues around to the rear of the property which is fully enclosed and has a combination of lawn and raised vegetable beds.

Garage

Double Garage

The property is accessed from Main Street via an electric gate and a driveway shared with one other property. This leads into the private driveway for Lashmere which provides extensive off road parking and leads to the double cart lodge measuring approximately 16' x 16' with personnel door into the rear garden.





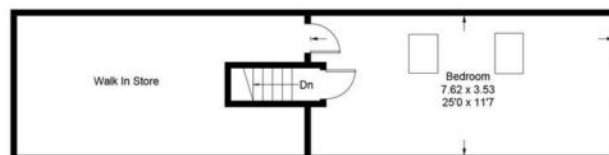




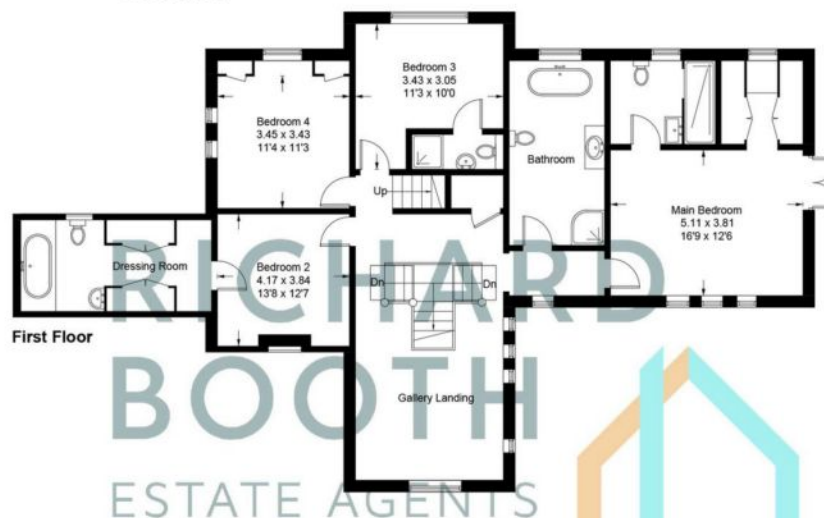




Approximate Gross Internal Area = 308.4 sq m / 3320 sq ft
(Excluding Car Barn / Lodge)



Second Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1218090)



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