



New Road, Upwell
PE14 9AB

BROWN & CO



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Stunning six bedroom home of superior size and quality

300m2 of accomodation set over three floors

Centre-piece kitchen with utility and large walk in pantry

Double garage

Views over Village Bowling Green

Mainline station easily accessible



DESCRIPTION

Ashtree House, New Road, Upwell.

Brown & Co take pleasure in offering an outstanding home of superior size and quality to the market.

The house is finished to an exceptional standard, in Upwell, eight miles from a mainline station to Ely, Cambridge and London.

This stunning property has approximately 300m2 (subject to measured survey) of impressive, contemporary accommodation set over three floors. The ground floor has a large reception hallway fitted with a striking, custom built oak staircase, there is a study/ snug, currently used as a games room and a further spacious sitting room with fireplace and wood burner installed.

At the rear of the property is a stunning open plan kitchen breakfast and family room with sliding and folding doors that lead to the rear. Here, a high quality contemporary kitchen is fitted which forms the centre piece to this outstanding home. There is also a utility/boot room with separate, large pantry – a fantastic feature, and a WC.

The staircase leads to the first floor landing, which is impressive in itself with lovely views over the village bowling green, which gives access to the bedrooms and family bathroom. The first floor comprises; four double bedrooms, including the master suite which has dressing room, fitted storage and en-suite bathroom. A family bathroom completes the first floor.

The stairs continue to the second floor where there are two further large double bedrooms and wc.

The house occupies a wonderful position in the village with a view to the front over the village bowling green and war memorial to the left. The heart of this village is just a short stroll where a picturesque river that runs through it. There is parking to the front of the house on the driveway and there is a double garage at the rear. The rear of the property has a large block paved patio with a stylish entertaining area under a custom built pergola. The garden is an impressive size, we understand nearly 70m from front to back and overall the plot is approximately 0.3 acre in size (subject to measured survey).

EPC: C

COUNCIL TAX: F

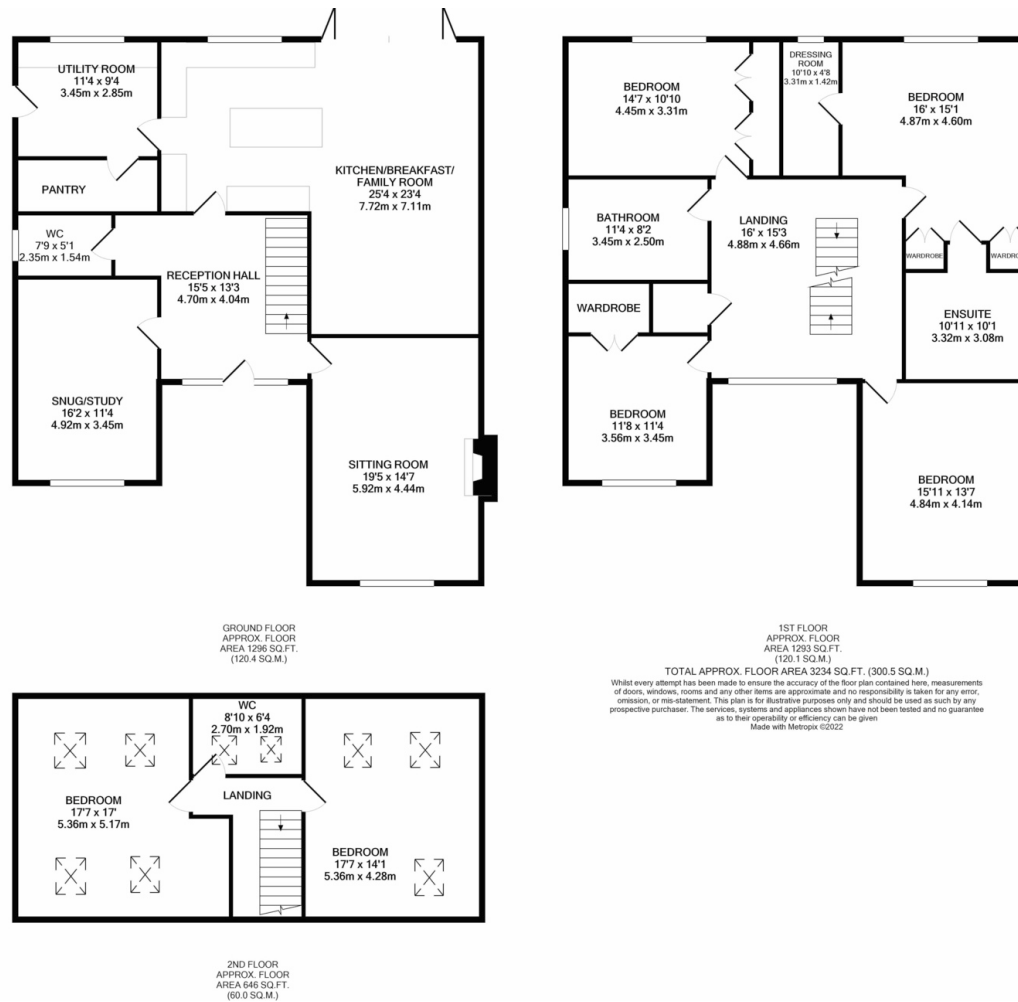
AGENTS NOTES

Additional land was purchased by the sellers to extend the rear of the plot to area demarked by fencing. We understand the area beyond the garage is considered to be 'paddock' and therefore subject to some restrictions such as erection of permanent buildings, greenhouses etc which require to be placed in area considered to be 'garden'. Further information on request.

VIEWING BY APPOINTMENT ONLY

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.



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