

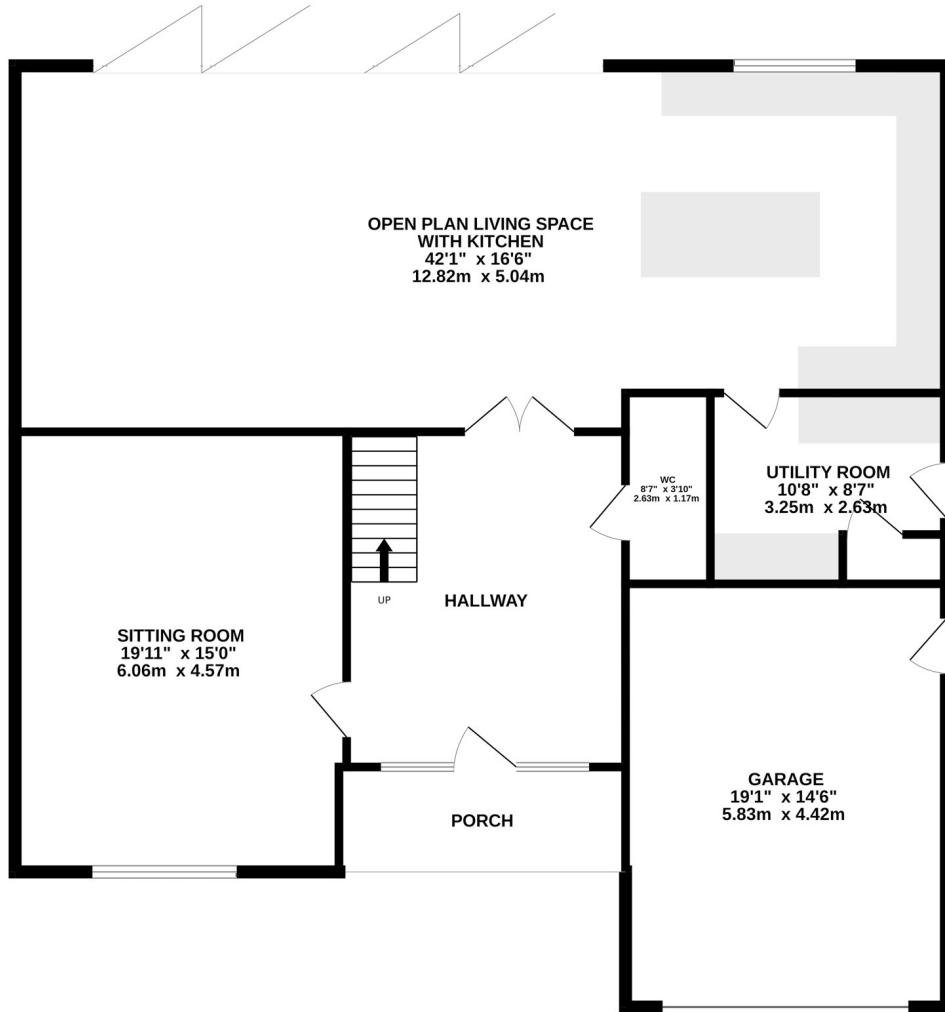


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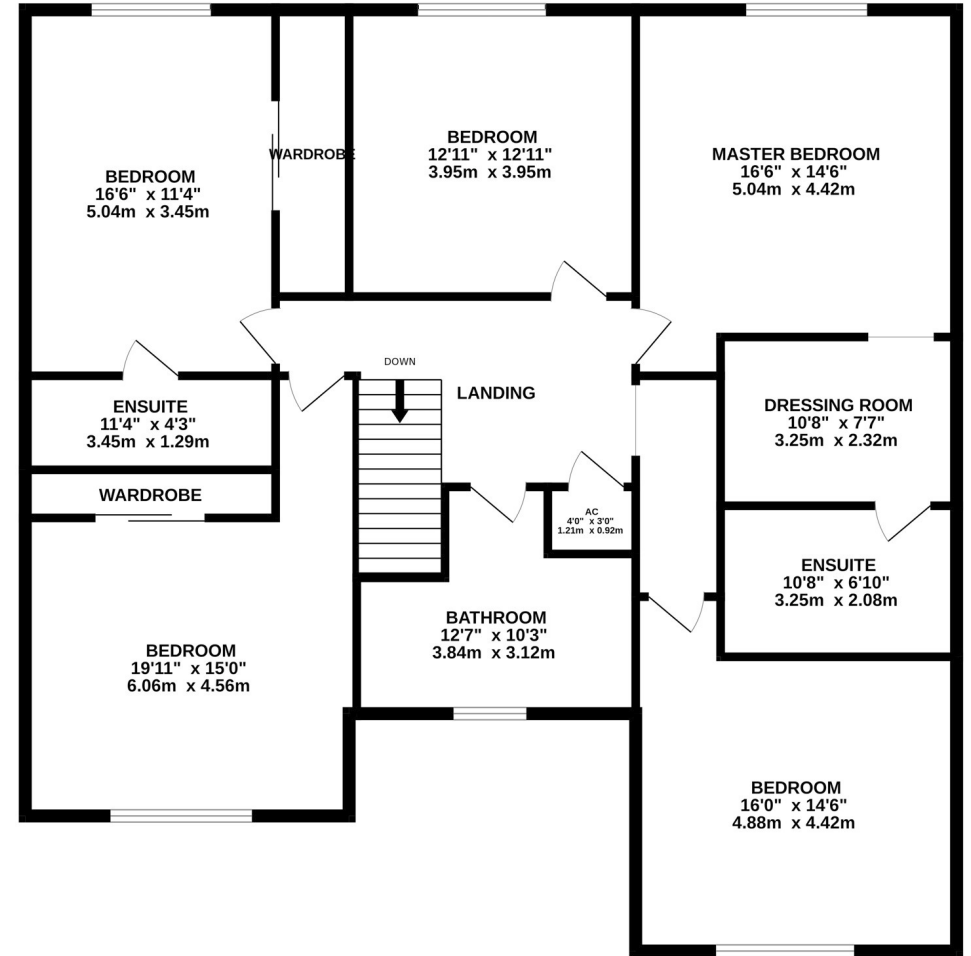
Newgate Street  
Doddington PE15 0SR

**BROWN & CO**

**GROUND FLOOR**  
1620 sq.ft. (150.5 sq.m.) approx.



**1ST FLOOR**  
1560 sq.ft. (144.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3180 sq.ft. (295.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Newgate Street, Doddington PE15 0SR

\* A new home of superior quality - ready to view\*

Plot 6 - 295 m2

Detached house

Garage

Five bedrooms, master with dressing room & en-suite

Open plan living

South facing rear garden with farmland views

Train station very accessible in nearby March

Must be viewed to fully appreciate



## NEW HOMES

### Introduction

\*A new home of superior quality - viewing now possible\* Brown & Co offers a substantial, premium, 5 bedroom new home in Newgate Street, Doddington, an outstanding development of 9 new homes by Woodgate Developments Ltd.

### The developer

Woodgate Developments has a proud reputation for building spacious, quality and functional, contemporary homes for individuals and families. They have built up a reputation in the building industry to be one of the most reliable construction firms in the area completing a number of recent developments on both large and small scale. They are a family run business with 20 years experience and knowledge in building homes who adopt a 'build as if for themselves' approach.

### Location

The properties are located in Doddington, in Cambridgeshire's Isle of Ely picturesque countryside, which has convenient access to urban hubs. The village boasts a range of amenities including The Three Tuns and The George public houses, a post office, a few shops, a fish & chip fast food outlet, ladies and gents hairdressers, a church and a Methodist Chapel, and also a war memorial. Also another architectural landmark is a clocktower erected in 1897 to

honour Queen Victoria's Diamond Jubilee. Its strategic location places it within easy reach of both Peterborough and Cambridge, making it an ideal choice for commuters. Additionally, Doddington benefits from excellent rail links in nearby March (5 miles), providing swift connections to major destinations. Most stations are easily reached in Littleport, Ely and Huntingdon. Peterborough station offers many services to the north and south. There is quality schooling nearby too, a number of junior schools can be easily reached and private education is available in Ely and also Wisbech Grammar School well known for its outstanding educational amenities is accessible. A number of tourist attractions are nearby such as the Skylark Funyard and for the most adventurous, the North London Skydiving centre.

### The setting

The development is situated on Newgate Street. There is a shared access point and private roadway to the front making the houses set well back from the village road which has a speed limit of 30mph. The development is a short walk, approximately 650m from the village centre.

### The house

The property has approximately 295 m2/3,175 sqft of spacious, exceptionally finished, contemporary accommodation over two

floors. The ground floor has a large reception hallway fitted with staircase to the first floor and wc, there is a spacious sitting room to the front of the property and double door from the hall to the rear of the house. Here, there is a breath-taking space of around 65m2 of dreamy, highest quality, modern, open plan living kitchen and dining space that simply needs to be viewed to appreciate. The space is fitted with full range of fitted kitchen units, integrated appliances and island unit. This room has a large set of folding doors to the rear patio and has an outstanding view over farmland beyond the property. There is also a utility/boot room. Upstairs there are five double bedrooms, two of which have en-suite facilities, the master bedroom being particularly impressive and also having a dressing room and views to the rear. Lastly there is a family bathroom.

### Outside

Each house has a gravel driveway with ample parking and garage with remote operated door. At the rear of the property there is a patio terrace with outstanding farmland views. The plots are impressive in size, being around 40m from the rear of the house to the far boundary.



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