



Bonnetts Lane, Marshland St. James
PE14 8JE

BROWN & CO



Bonnetts Lane, Marshland St. James, PE14 8JE

Substantial Detached family home

Over 2,200 sq ft

Principle bedroom with en-suite and access to large balcony overlooking garden

Three/Four bedrooms

Kitchen Diner with pantry and utility

Generous living room

Great gardens with mature trees, pond & further field all totalling approximately 1.69 acres

Double garage and parking

Quiet village location

Close to mainline train stations



DESCRIPTION

Brown&Co are delighted to offer this substantial detached home extending to over 2,200 sq ft, set on a quiet lane in a village location with land totalling approximately 1.69 acres.

The property provides spacious and well-planned family living arranged over two floors. The ground floor includes a large kitchen/dining room with adjoining pantry and utility room, a formal dining room, a generous living room, and a further study/fourth bedroom if required. A garden room to the rear links beautifully to the outdoor space, ideal for entertaining.

Upstairs are three double bedrooms, including a principal bedroom with en-suite bathroom and access to a large balcony overlooking the rear garden, and two further bedrooms served by a family bathroom.

Outside, the property is complemented by a detached garage, parking area, useful shed, and established gardens. The house sits in parkland style gardens with mature trees and pond and beyond this the field, in all measuring approximately 1.69 acres.

This is a rare opportunity to acquire a family home offering both space and flexibility in a sought-after Fenland village location, with convenient access to Wisbech and King's Lynn. The house also benefits from being just 6.7 miles (13 mins) to Watlington mainline station to Ely, Cambridge and London. First hand inspection is essential.

EPC: E
Council tax: D

Services:

Mains drainage
Mains Water
Mains electricity
Oil fired central heating

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Bonnetts Lane, Marshland St. James, Wisbech, PE14

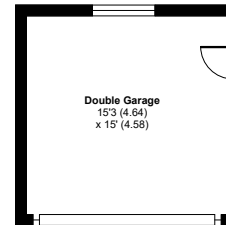
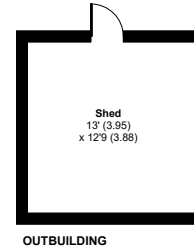
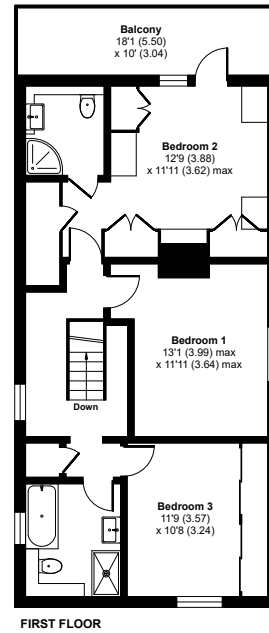
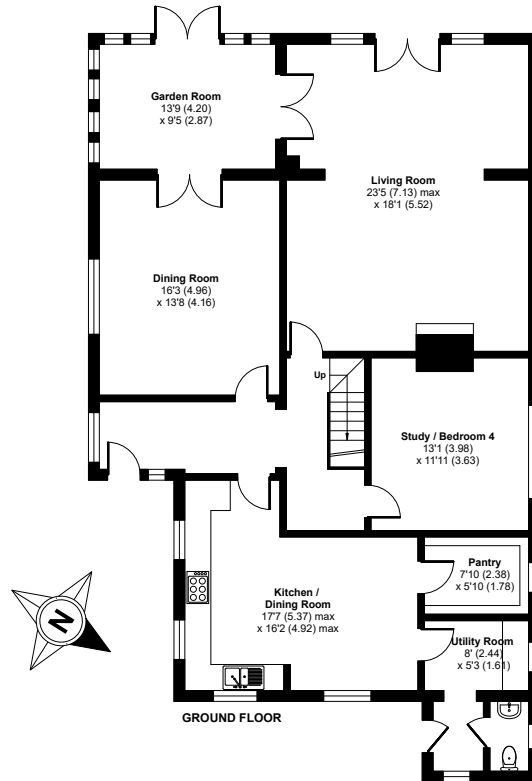
Approximate Area = 2234 sq ft / 207.5 sq m

Garage= 229 sq ft / 21.2 sq m

Outbuilding = 165 sq ft / 15.3 sq m

Total = 2628 sq ft / 244 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Brown & Co. REF: 1349093



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