



THE STORY OF

Orchard Lodge

Wisbech, Cambridgeshire

SOWERBYS



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Orchard Lodge

Coxs Lane, Wisbech, Cambridgeshire
PE13 4TD

Individually Constructed in the
1970s for the Current Family

Classic Mock Georgian Design with
Elegant Art Deco-Style Accents

Located Just Outside the Historic
Market Town of Wisbech

Offers Over 3,200 sq. ft of Versatile
Living Space Including Annexe

Four Double Bedrooms in the Main House
and One in the Self-Contained Annexe

Striking Dual Staircase with Bespoke
Wrought Iron Balustrade

Three Reception Rooms Including a
Sunroom and Formal Dining Space

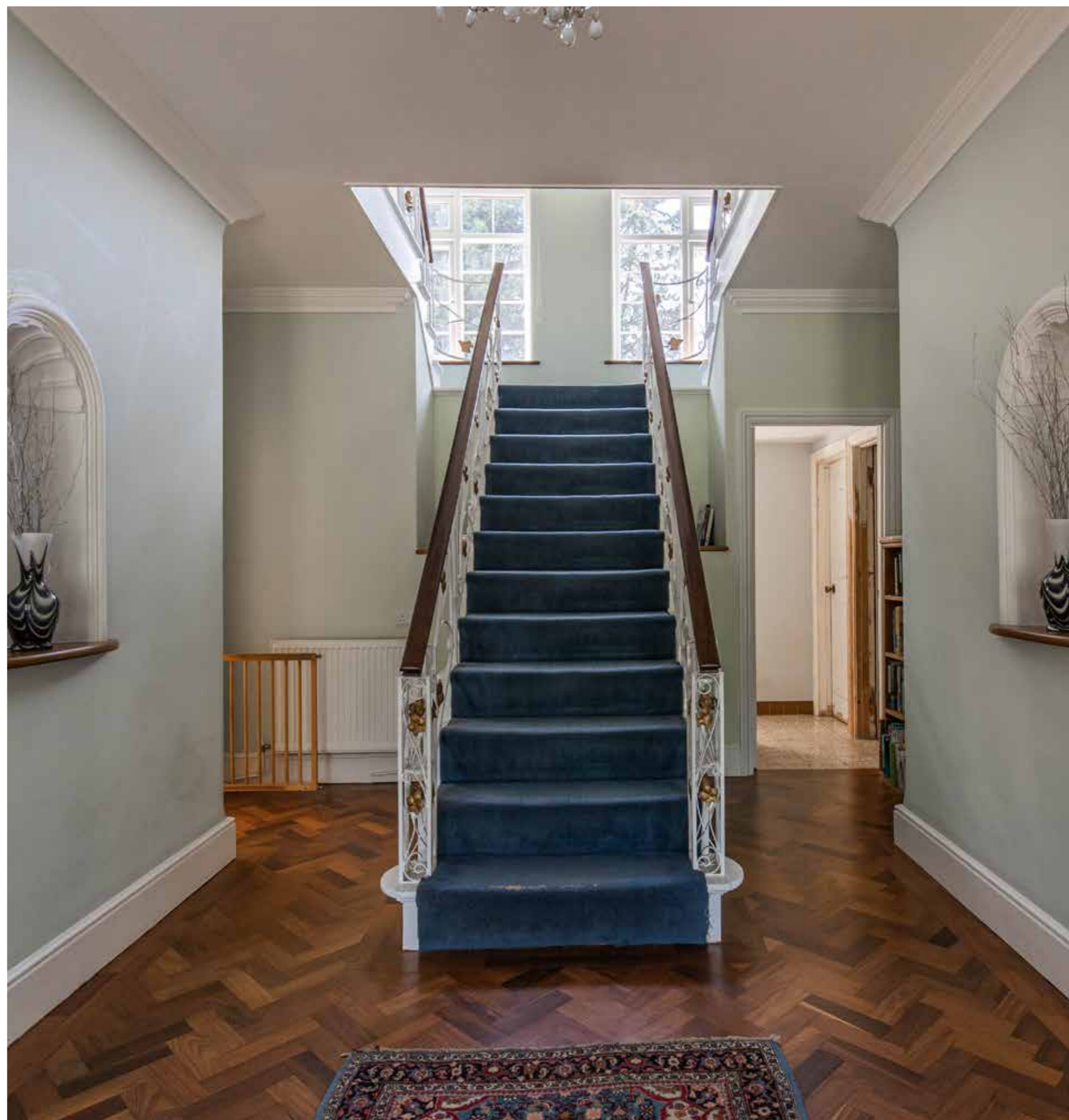
Sweeping Carriage Driveway and
Wraparound Gardens

No Onward Chain – Available for the
First Time on the Open Market

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Positioned along a quiet country lane just outside the historic market town of Wisbech, Orchard Lodge is a much-loved and beautifully constructed family home, individually built in the 1970s and now offered to the market for the first time with no onward chain. Designed in an elegant mock Georgian style, the property showcases classic symmetry, generous proportions, and refined Art Deco-inspired touches — a timeless combination of heritage and charm.

Approached via a sweeping carriage driveway, the home makes a stately first impression, nestled within mature wraparound gardens and enjoying open views across the Cambridgeshire countryside. Inside, a spacious entrance hall leads to a graceful dual staircase with ornate wrought iron balustrades, the architectural heart of the home.

The ground floor offers three well-balanced reception rooms, including a peaceful sunroom, a formal dining room, and a light-filled living room — ideal spaces for both relaxing and entertaining. The kitchen is fitted with classic wood cabinetry and overlooks the rear garden, with direct access to a utility area and ground floor WC.

Upstairs, the main house features four generously sized double bedrooms, each arranged to take full advantage of natural light, and all served by a beautifully finished family bathroom with freestanding bath.







To the side, the detached annexe provides superb flexibility, comprising a large open-plan kitchen/living area, a double bedroom, a modern shower room, and a spacious ground-floor games room — ideal for guests, extended family, or potential holiday let use.

Outside, Orchard Lodge enjoys a high degree of privacy with its wraparound gardens, manicured lawns, mature trees, and an abundance of space for family enjoyment, outdoor dining, or peaceful retreat extending to approximately 0.8 acres sts. Rarely does a home of this calibre, history, and warmth come to the market — a true one-of-a-kind residence that offers character, comfort, and countryside living just minutes from local amenities.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wisbech

HISTORIC MARKET TOWN WITH RICH HISTORY AND VIBRANT AMENITIES

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



Note from the Vendor



“We have loved how quiet it is living here, all whilst being within walking distance to the town”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2111-9141-4221-1271-7787

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///appendix.explores.kilt

AGENT'S NOTE

Please note that the boundaries for the property are in the process of being altered and a proposed plan is available within our sales particulars, subject to measured survey. A private viewing of the property is advised, our vendors have marked out the revised boundary for purposes of clarity.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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