

RODHAMS BARN Rodham Road, Christchurch, Wisbech, Cambridgeshire PE14 9NU Price Guide £680,000



- A Well-Presented Three Bedroom Detached Home
- Excellent Equestrian Facilities ● Approx. 2.4 Acres In All
- Stabling, Timber Store/Barn, Winter Turnout Area, Manège c.40m x 20m & Paddock Grazing
- Formal Gardens ● Ample Parking ● Rural Location with Good Outriding
- Fenland Views ● Good Accessibility for Commuters

REF AR7901

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

March 4 miles • Wisbech 13 miles • Ely & Downham Market 17 miles
Good Access to A47 & A141 Road Links

A superb three double bedroom detached private equestrian home, set in approx. 2.4 acres of gardens and grazing land, in an accessible rural location, offered for sale with no upward chain.

The current vendors have utilised the property as a family home and upgraded the equestrian facilities which now provide four stables, storage barn, winter turnout paddock and manège. There is very good countryside hacking available on quiet fen droves, and competition centres including Ely, Sisson's Farm, Fenland, Manor Farm, Forest Edge and Arena UK are all easily accessible.

Whilst the property is in a rural location, the village of Christchurch is only a short distance away and has a pub and a church. The town of March has a good range of amenities, as well as a train station. Downham Market is within easy reach and has a mainline station with direct services to London. For commuters, the property has very good road links.

THE RESIDENCE

A substantial, detached, three double bedroom home, finished to a high specification with air-source central heating (underfloor heating to the ground floor) and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

A front **Entrance Porch** with tiled flooring opens into the **Kitchen/Dining Room** which is fitted with a range of contemporary wall and base units with worksurfaces and central island with breakfast bar. There are integrated appliances comprising wine cooler, dishwasher, fridge freezer, electric oven with grill, electric hob with extractor and single drainer sink.

From the **Kitchen**, the **Hallway** leads to the **Lounge** which has a free-standing woodburner and laminate flooring. A door leads out to an **Inner Hallway** which has tiled flooring, stairs rising to the first floor and useful understairs storage cupboard. It leads on to a **Cloakroom** with WC and wash hand basin, and a **Utility Room** with a stable door out to the garden, plumbing for washing machine, space for tumble dryer and boiler cupboard with Daikin heating system.

To the **First Floor** there are **Three Double Bedrooms**, one of which has an **Ensuite** with shower cubicle, wash hand basin in vanity and WC. The sizeable **Family Bathroom** comprises a modern high specification suite with wash hand basin in vanity, WC, corner shower cubicle, free-standing bath and heated ladder towel rail.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached over a private road to two galvanised gates, one into the gravelled **Parking Area** to the front of the house and one to the **Equestrian Facilities**.

Attractive Formal Gardens surround the property with lawns and raised container beds with flower and shrubs to the front, whilst to the rear, accessed through pedestrian gates, the gardens are laid to lawn with specimen trees and shrubs, with a **Decked Patio Entertaining Area** to the rear of the house, perfect for outdoor dining.

There are the following **Equestrian Facilities** with approx. sizes:

Timber Store c.13'11 x 7'10 (4.2m x 2.4m)

Two Timber Stables (formerly on skids) c.11'4 x 10' (3.5m x 3m) with power, light and water supplies, recently re-roofed and currently utilised as Feed and Tack Room.

Two Further Timber Stables c.12' x 12' (3.6m x 3.6m) with power supply and fans

Concrete Yard with gate through to a **Winter Turnout Paddock** c.20m x 15m, which has a pea gravel surface and is post and rail fenced, with a further gate to the far side that leads out to the **Grazing Land**.

The Land is mainly level / very gently sloping pasture with some hedge boundaries and post and rail fencing.

Manège c. 40m x 20m installed by Clarke Equine on behalf of the current owners, with a sand and rubber surface, six solar lights and a post and rail surround.

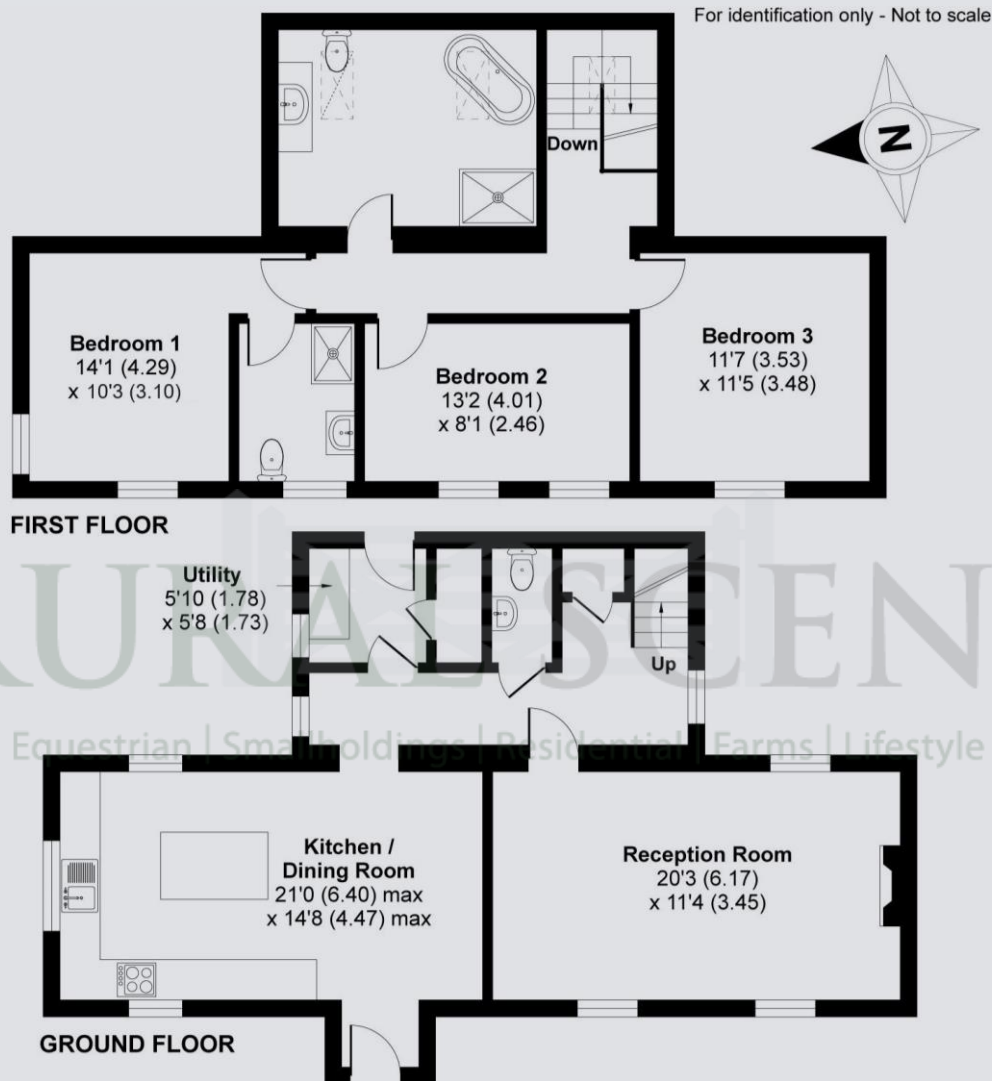
**IN ALL APPROX. 2.4 ACRES
(About 1 Hectare)**

Nb. There is a part of Rodhams Road that is within the Title Plan of Rodhams Barn, that has shared use and is maintained jointly by the landowners of Rodhams Barn, The Rodhams and the surrounding fields known as Waldersey Farm.

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

FENLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, AIR SOURCE CENTRAL HEATING, BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX D

DIRECTIONS

From the centre of March turn left off of the High Street onto the B1099. Continue and this road then becomes Upwell Road. Turn left into Binnimoor Road and after approx. 4 miles, turn right into Rodham Road. The road bears left and then sharply right, where the property will be found straight ahead of you.

There is no For Sale board.

what3words /// mistaken.tilts.securing

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited RODHAMS BARN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.