



The Coach House, Mepal Road, Witcham, Ely, CB6 2AE

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The Coach House, Mepal Road, Witcham, Ely, Cambridgeshire CB6 2AE

A stunning four bedroom detached family home nestled on a plot of approximately 2.32 acres in a semi-rural location with two stables, storage/tack room, outbuildings and paddock.

- Open Plan Lounge & Dining Room
- Kitchen/Breakfast Room & Utility Room
- Ground Floor Bathroom
- Study & Bedroom Four
- Three Bedrooms to First Floor (One with En-Suite)
- Shower Room
- Front & Rear Gardens and Driveway Parking
- Outbuildings, Stables & Paddock

Guide Price: £895,000



WITCHAM The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

ENTRANCE LOBBY with double glazed window to side aspect, ceramic tiled flooring with underfloor heating, built-in cupboard housing the underfloor heating systems. Opening to:-

KITCHEN/BREAKFAST ROOM 17'0" x 16'11" (5.18m x 5.15m) with double glazed windows and doors opening to the rear garden. Fitted with an attractive range of wall and base units with solid wood work surfaces over, inset stainless steel sink unit with mixer tap and tiled splashbacks. Built-in oven and microwave, breakfast island with further base units and four ring Zanussi induction hob and extractor canopy over. Further built-in appliances include dishwasher and fridge. Ceramic tiled flooring with underfloor heating. Staircase leading to Bedroom One. Door to:-

UTILITY ROOM 11'4" x 10'4" (3.45m x 3.15m) Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit, plumbing for washing machine and spaces for tumble dryer, fridge and freezer, oil fired central heating unit, solid oak flooring. Built-in cloaks cupboard with shelving and hanging space. Opening into:-

DINING AREA 16'11" x 15'3" (5.16m x 4.66m) with full length double glazed windows and doors opening to the front lawned garden. Solid oak flooring, two radiators, feature brick fireplace with inset Jack and Jill solid wood burning stove, wooden hearth and mantle which in turn opens into:-

LOUNGE AREA 17'2" x 17'2" (5.22m x 5.22m) with vaulted ceiling and feature beams, double glazed doors and windows opening to rear garden. Two radiators, solid oak flooring, staircase rising to Bedrooms Two and Three.

STUDY 11'11" x 7'1" (3.62m x 2.15m) with two double glazed windows to rear aspect, solid oak flooring, radiator.

BEDROOM FOUR 12'0" x 9'8" (3.65m x 2.95m) Dual aspect with double glazed windows to front and side aspects. Radiator, solid oak flooring under carpet.

GROUND FLOOR BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and claw foot bath. Tiled splashbacks, double glazed window to front aspect, heated towel rail, solid oak flooring.

FIRST FLOOR LANDING with Velux window to front aspect.

BEDROOM TWO 15'11" x 10'7" (4.85m x 3.22m) with built-in four door wardrobe with overhead storage and hanging space. Velux window to front and rear, radiator.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle.

BEDROOM THREE 12'5" x 10'7" (3.78m x 3.22m) with Velux windows to front and side. Radiator.

SECOND LANDING with Velux window.

PRINCIPAL BEDROOM 13'11" x 13'11" (4.25m x 4.25m) maximum measurements. Dormer window to rear aspect, radiator and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Velux window, tiled splashbacks and heated towel rail.



EXTERIOR The property is approached by double gates leading onto a gravelled driveway providing off road parking for numerous vehicles. Established beds to one side, a large lawned garden with patio area and offering an excellent level of privacy. Gated access in turn leads to the rear of the property and driveway leads to the stables and barns to the rear.

Directly behind the property is the main garden which is predominantly laid to lawn with plant and shrub borders, raised slate patio, raised vegetable beds, feature wildlife pond, gated access leading to the wood picket fence enclosed paddock. The outbuildings comprise two stables, tack room/store and open plan workshop/barn. Directly in front of the workshop/barn is further off road parking for numerous vehicles.

Tenure - The property is Freehold

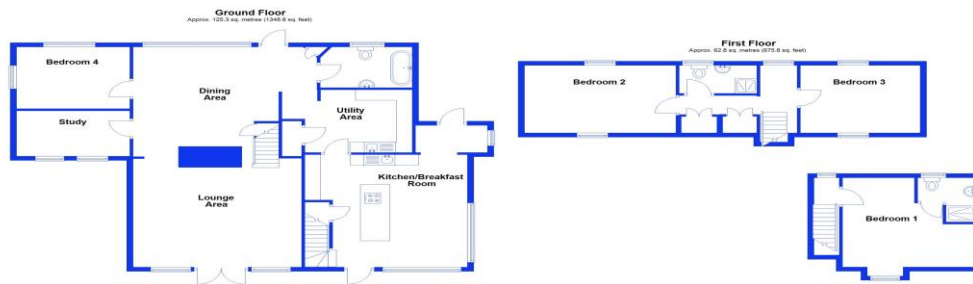
Council Tax - Band D **EPC** To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6922



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



Total area: approx. 185.1 sq. metres (2024.6 sq. feet)

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