



**Oakwood House, Barcham Road, Soham, Ely,
Cambridgeshire CB7 5TU**

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A charming four double bedroom family home situated in the highly sought after Barcham Road area with garage, outside office, billiard room/gym and beautiful landscaped gardens.

- Open Plan Kitchen/Dining/Family Room
- Sitting Room & Study/Office
- Cloakroom & Utility Room
- Principal Bedroom Suite with Dressing Room & En-Suite
- Three Further Bedrooms (One with En-Suite)
- Family Bathroom
- Beautifully Landscaped Rear Garden
- Driveway Parking & Garage
- Studio/Office, Snooker/Games Room & Gym

Guide Price: £750,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE PORCH & HALLWAY with entrance door to front aspect and stained glass feature windows to front and two double glazed windows either side. LVT flooring which continues through the ground floor with underfloor heating. Glass door into:-
Hallway with staircase rising to first floor with useful storage recess under. Double door storage cupboard with shelving housing controls for under floor heating and Air Source heating.

SITTING ROOM 17'6" x 12'10" (5.33 m x 3.91 m) with double glazed patio doors opening to rear terrace. Feature solid fuel burner with surround.

STUDY/OFFICE 12'9" x 9'9" (3.88 m x 2.96 m) with double glazed window to front aspect.

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM 27'0" x 17'5" (8.24 m x 5.31 m) **KITCHEN** fitted with a range of modern wall and base units with wood work surfaces over and tiled splashbacks. Inset ceramic single drainer sink unit with mixer tap over. Built in double oven with Bosch induction hob and extractor canopy over. Integrated double size fridge and freezers, integrated dishwasher. Double glazed window to side aspect and door to Utility room.

DINING AREA with double glazed window to side aspect and five leaf bi-fold doors opening to rear terrace.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Feature tiled surrounds and double glazed window to side aspect.

UTILITY ROOM 8'1" x 6'0" (2.47 m x 1.84 m)

FIRST FLOOR LANDING with full length feature radiator. Airing cupboard with shelving.

PRINCIPAL BEDROOM SUITE 11'6" x 10'8" (3.51 m x 3.24 m) with double glazed window to rear aspect. Radiator.

WALK IN DRESSING ROOM 5'10" x 5'7" (1.77 m x 1.71 m) with built-in rails, drawers and shelving. Double wardrobe with overhead storage and hanging space.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower with inset shelving. Feature tiled splashbacks, double glazed window to side aspect, tiled flooring.

BEDROOM TWO 11'5" x 10'9" (3.47 m x 3.27 m) with double glazed window to front aspect. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Tiled splashbacks, double glazed window to front aspect, heated towel rail, tiled flooring.

BEDROOM THREE 12'10" x 9'11" (3.90 m x 3.02 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 12'10" x 9'4" (3.90 m x 2.85 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and 'P' shaped jacuzzi bath with shower attachment over. Feature tiled splashbacks, heated towel rail, double glazed window to side aspect.

EXTERIOR The property is approached via secure gates leading to a large, gravelled driveway allowing off road parking for numerous vehicles. Side gated access leads to the rear garden. **GARAGE** 18'1" x 9'7" (5.52m x 2.92m) with double doors, power and lighting.

The rear garden is certainly a feature to be noted. It has been beautifully landscaped with a full length water feature, raised bedding and predominantly laid to lawn with a trellis walkway leading to the outbuildings. Directly from the house is a large patio area with lighting and pathway. To the rear of the garden is a potting area, greenhouse and raised potting beds.



STUDIO/OUTSIDE OFFICE 12'10" x 9'7" (3.91 m x 2.92 m)

Fitted with radiators, double glazed window and door opening to garden. Cloakroom with low level WC, wash hand basin and tiled splashbacks. Shower area with mermaid style splashback.

BILLIARDS/GAMES ROOM 22'3" x 15'9" (6.78 m x 4.80 m)

with door opening to garden, air conditioning, access to loft.

GYM 12'10" x 6'11" (3.90 m x 2.11 m) with power, lighting and electric radiator.

AGENTS NOTE Please be aware that the vendors are related to an employee of Pocock and Shaw.

Section 21 of the Estate Agents Act requires an estate agent to disclose to prospective purchasers that a connected person has a personal interest in the sale of a property. The Act covers anyone who, in the course of business, is engaged in 'estate agency work'.

Tenure - The property is Freehold

Council Tax - Band E

EPC B (84/100)

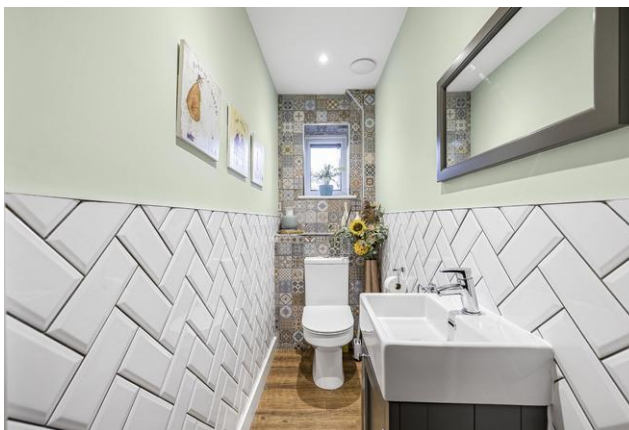
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (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.





Approximate Gross Internal Area 2666 sq ft - 248 sq m

Ground Floor Area 1013 sq ft – 94 sq m

First Floor Area 856 sq ft – 80 sq m

Garage Area 358 sq ft – 33 sq m

Outbuildings Area 439 sq ft – 41 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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