



Knights End Road, March PE15 9QA

welcome to

Knights End Road, March

One of A Kind ! In Excess of 2 Acre Plot (sts) - 60ft x 33ft Workshop - Superb Location - Under Floor Heating Throughout
Grade II Barn Conversion - Air Source Heating - NO ONWARD CHAIN ** Viewing Essential **



Please Note

There is under floor heating throughout.

Entrance Door

to

Hall

Tiled floor. Stairs leading off. Storage cupboard.

Lounge/ Dining Room

Lounge Area

14' 3" x 16' 3" (4.34m x 4.95m)

French doors to Family Room. Open plan to Dining Area. TV point.

Including Study Area

Dining Area

41' 6" x 16' 2" (12.65m x 4.93m)

Window to front. Door to Kitchen. Open plan to Lounge Area. Beamed ceilings.

Snug / Family Room

16' 6" x 14' 4" (5.03m x 4.37m)

Vaulted ceiling. Tiled floor. Windows to front. French doors to side.

Kitchen

13' 5" x 9' 1" (4.09m x 2.77m)

Two windows to side. Double drainer, marble sink with mixer taps. Tiled floor. Plumbing for dishwasher. Electric double oven, ceramic hob and cooker hood over. Water softener. Storage cupboards. Loft access.

Utility Room

12' 3" x 7' 5" (3.73m x 2.26m)

Door to garage/ workshop. Tiled floor. Single drainer sink, double bowl. Radiator.

W. C

Low level wc. Vanity wash hand basin. Tiled floor. Extractor fan. Radiator.

Stairs To First Floor Landing

Loft access. Skylight to front. Storage cupboard.

Bedroom One

15' 8" x 13' 5" plus recess (4.78m x 4.09m plus recess)
14ft 7 max. Skylights to front and rear. Range of fitted wardrobes. TV point.

En Suite

Skylight to rear. Shower cubicle. Vanity wash hand basin with storage under. Low level wc. Radiator. Extractor fan.

Bedroom Two

14' 4" x 8' 5" (4.37m x 2.57m)

Window to side. Skylight to rear.

Bedroom Three

14' 5" x 7' 3" (4.39m x 2.21m)

Window to side.

Bathroom

Jacuzzi spa bath with electric shower above. Tiled floor. Low level wc. Radiator. Storage cupboard. Extractor fan. Pedestal wash hand basin.

Workshop

60' 4" x 33' 6" (18.39m x 10.21m)

Electric roller shutter door. Electric and lighting laid on. Windows to side. Door to rear.

Orangery

18' x 9' 2" (5.49m x 2.79m)

Door to garden. Electric laid on.

Office

11' 7" x 10' 9" (3.53m x 3.28m)

Gym

11' 10" x 11' (3.61m x 3.35m)

Window to side.

Brick Built Store

11' 10" x 11' (3.61m x 3.35m)

Window to side.

Garage

25' 6" x 20' 8" (7.77m x 6.30m)

Electric roller shutter door. Electric and lighting laid on. Door to Workshop.

Outside

The property is set in excess of 2 acres (sts) with gardens laid mainly to grass.

There is a shared private drive leading up to the property with a large hard standing area on the east side of the property for multi vehicle parking (measuring 100ft x 60ft)

To the front of the property there is an ornamental gravelled area.

Please Note

Planning permission granted for a three roomed granny flat alongside the existing sun room including direct access from within the main living area. This implies that the extension can make the property 4 or even 5 bedrooms. Foul water connection is present for the flat and the existing gas boiler was retained so can be gas central heated.



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welcome to

Knights End Road, March

- Grade II Barn Conversion
- Three Bedrooms
- In Excess of 2 Acre Plot (sts)
- 60ft x 33ft Workshop
- 41ft Lounge / Dining Room
- Sought After Location
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in excess of

£725,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH112960 - 0005

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