









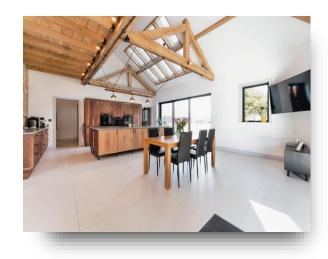
welcome to

Stags Holt Farm, Coldham Bank, March

Barn Conversion (7 Year Build Warranty Remaining) - Four Bedrooms - Four Bathrooms - CCTV - 4kw Solar Panels - Log Burner Underfloor Heating to the Ground Floor - Vaulted Ceilings - Oak Beams & Doors ** Viewing Highly Recommended













Entrance Door to

Hall

Tiled floor.

Lounge

17' 8" x 21' 3" (5.38m x 6.48m)

Tiled floor. Patio doors to side. Exposed brick wall. Log burner.

Kitchen

22' 11" x 25' 7" (6.99m x 7.80m)

Hand made kitchen comprising oak and American walnut. Sliding doors to rear and side. Tiled floor. Vaulted ceiling with oak beams. Ceramic induction hob. Two electric ovens. Integrated microwave. TV point. Single drainer sink with mixer taps and additional hot tap. Quartz worktops. Centre island with quartz worktop and storage under. Door to

Utility

8' 3" x 9' 3" (2.51m x 2.82m)

Window to rear. Tiled floor. Single drainer sink with mixer taps. Quartz worktops. Plumbing for washing machine and dishwasher.

W.C

Tiled floor. Low level wc. Vanity wash hand basin with storage under. Extractor fan.

Lobby

Stairs to first floor.

Landing

Open plan hand made mezzanine snug with glass balcony and oak beams.

Bedroom One

15' 5" x 21' 6" (4.70m x 6.55m)

Windows to either side. TV point. Two radiators.

Walk In Dressing Area

14' x 10' 6" (4.27m x 3.20m)

Hanging rails and shelving. Door to airing cupboard housing heat management system and hot water tank.

En Suite

16' 2" x 11' 6" (4.93m x 3.51m)

Free standing bath. Low level wc. Shower cubicle. Radiator. Vanity wash hand basin with storage under. Heated towel rail. Extractor fan. Tiled floor.

Bedroom Two (Ground Floor)

17' x 11' 9" (5.18m x 3.58m)

Window to front. TV point. Walk in Dressing Room.

En Suite

Window to side. Low level wc. Vanity wash hand basin with storage under. Tiled floor. Vertical radiator. Extractor fan.

Bedroom Three (Ground Floor)

16' 2" x 11' 7" (4.93m x 3.53m)

Window to rear. TV point. Walk in dressing room.

En Suite

Shower cubicle. Extractor fan. Low level wc. Vanity wash hand basin with storage under. Heated towel rail. Tiled floor.

Bedroom Four (Ground Floor)

14' 7" x 12' 4" (4.45m x 3.76m) Window to side. TV point.

En Suite

Shower cubicle. Heated towel rail. Low level wc. Extractor fan. Vanity wash hand basin with storage under. Skylight.

Outside

There is off road parking which is block paved.

Rear garden is enclosed, laid to grass with patio area.

Drive to garage.

Garage

20' 1" x 13' 8" (6.12m x 4.17m)

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





welcome to

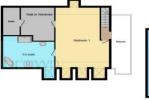
Stags Holt Farm, Coldham Bank, March

- Barn Conversion (7 Year Build Warranty Remaining)
- Four Bedrooms
- Four Bathrooms
- Solar Panels
- Log Burner
- Vaulted Ceilings
- Approx. 3,300 sq ft
- Viewing Recommended

Tenure: Freehold EPC Rating: B

Council Tax Band: F



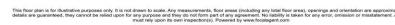




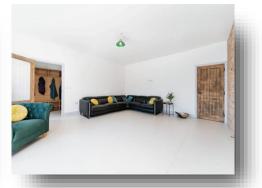
First Floor

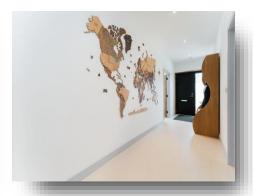
6700 000

£700,000











Please note the marker reflects the postcode not the actual property

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Property Ref: MCH111963 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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