



**Old Stable Gardens, Tydd St. Giles WISBECH PE13 5RR**



**Welcome to**

## **Old Stable Gardens, Tydd St. Giles WISBECH**

The heart of the home is the impressive 40' kitchen/dining/ family room, featuring a stunning oak-framed vaulted ceiling, exposed brick walls, a full length window and bi-fold doors to the rear courtyard and garden. The bespoke kitchen is fitted with extensive upgraded cabinetry and integrated appliances, including two fridge/freezers, a dishwasher, twin ovens, wine fridges and range cooker. The separate and spacious lounge features a brick fireplace with inset multi fuel burner, and French doors to the rear. There are four double bedrooms, three of which are served by the luxurious family bathroom comprising a wc, hand basin, bath and double shower cubicle. The large master bedroom has a garden facing window, French doors to the courtyard and a well-appointed en-suite shower room with twin hand basins. Completing the accommodation is a study, cloakroom and utility with integrated washer and dryer. There is air source under floor and water heating, engineered oak and tiled flooring, and LED lighting throughout, while the rainwater harvesting system and bio-digester treatment plant complete the eco-friendly story. The configuration of this outstanding property provides a large private rear courtyard and gardens accessible from each of the main rooms of the home - perfect for entertaining or relaxing. Viewing Essential and available 7 days a week. NO CHAIN!!!





## Entrance

## Lounge

15' 10" x 18' 5" inc Chimney Breast ( 4.83m x 5.61m inc Chimney Breast )

## Kitchen / Diner / Family Room

40' 10" x 13' 9" ( 12.45m x 4.19m )

## Utility

5' 4" x 6' ( 1.63m x 1.83m )

## Cloakroom

## Study

7' +storage cupboard x 8' 9" max ( 2.13m +storage cupboard x 2.67m max )

## Bedroom One

15' 10" x 14' 7" + door recess ( 4.83m x 4.45m + door recess )

## En-Suite

## Bedroom Two

11' 7" x 11' 7" ( 3.53m x 3.53m )

## Bedroom Three

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

## Bedroom Four

11' 6" x 8' 7" ( 3.51m x 2.62m )

## Family Bathroom

## Outside

## Agents Note:

2 x Annual Full Golf Memberships for the Tydd St Giles Golf and Country Club are being offered to the successful buyer of this wonderful property!!

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Old Stable Gardens, Tydd St. Giles WISBECH**

- Stunning barn style home built in 2017
- Impressive and immaculate presentation
- Close proximity to Tydd Golf & Country Club
- Attractive village location, Select development of just four luxury homes
- 4 Bedrooms, En-Suite to Bedroom One
- Impressive 40ft Kitchen/Diner/Family Room
- NO CHAIN!!!
- 2 x Annual Full Golf Memberships for the Tydd St Giles Golf and Country Club are being offered to the successful buyer of this wonderful property!!

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£695,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126272](https://www.williamhbrown.co.uk/Property/WSB126272)



Property Ref:  
WSB126272 - 0008

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