



Oak Barn

Parkhall Road, Somersham, Cambs. PE28 3HQ

elliswinters & co

Exclusive & New Homes

Welcome to

Oak Barn

Accommodation Summary

Oak Barn is a former bungalow offered with NO FORWARD CHAIN which has been comprehensively extended and modernised throughout to provide this exceptional detached property which feels like a new home. The spacious and versatile accommodation, which now occupies two floors, measures approximately 3000 SQ-FT, plus a double garage, and briefly comprises five double bedrooms, four bathrooms, two reception rooms and a brand new kitchen. The property which is situated in a private gated development in a semi-rural location sits on a southerly facing corner plot measuring approximately ¼ acre (STS) and boasts ample off road parking and a double garage.

On entering the Oak Barn you are greeted by the tiled entrance hall which provides access to the ground floor three piece suite shower room, the plant room with sink and plumbing for a washing machine, and the open plan kitchen/dining/family room which is the heart of this wonderful home. The kitchen/dining/family room boasts some stand out features which include the brand new kitchen, under floor heating, bespoke oak staircase, and a feature floor to first floor ceiling window.

The brand new kitchen has been fitted with matching modern units with white Quartz stone worktops and breakfast bar. The kitchen comes equipped with a freestanding and plumbed Bosch American style Fridge/Freezer as well as AEG integrated appliances which include a dishwasher, two eye level electric ovens, and an induction hob with extractor over.

The remainder of the ground floor accommodation has under floor heating and comprises, a good sized double aspect lounge, two double bedrooms which could be used for a variety of uses if five bedrooms are not required, and the brand new four piece suite ground floor bathroom.

The bespoke oak staircase leads to the first floor galleried landing which provides direct access to all three first floor double bedrooms, including the principal bedroom suite and first floor shower room. The principal bedroom suite is an exceptional room which boasts a Juliet balcony with views over open countryside, a dressing area with his and her wardrobes, and a four piece en suite bathroom.

Oak Barn is located in a private gated development in a semi rural position on the outskirts of the popular and well serviced village of Somersham. The property itself is situated on a corner plot measuring approximately ¼ acre (STS) and boasts ample off road parking provided by two separate driveways. The first driveway is laid with gravel and is accessed from Parkhall Road via a double five bar gate. The second driveway has been block paved and leads to the double garage which measures 5.62m (18'5") x 5.50m (18'1") with an electric roller door, power, lighting and natural light provided by a side window.

Continuing with the outside the property boasts a beautiful southerly facing corner plot garden which is mainly laid to lawn and benefits from a large patio seating area which is accessible directly from the kitchen/dining/family room making it perfect for alfresco dining or entertaining friends on a warm summers evening. Located in the rear garden is a large timber built shed with a concrete base, power and lighting which measures 5.88m (19'3") x 3.14m (10'3"). A separate timber built bin store is located next to the shed and a further side storage area is located to the side of the property linking both the front and back of the property with pedestrian doors.

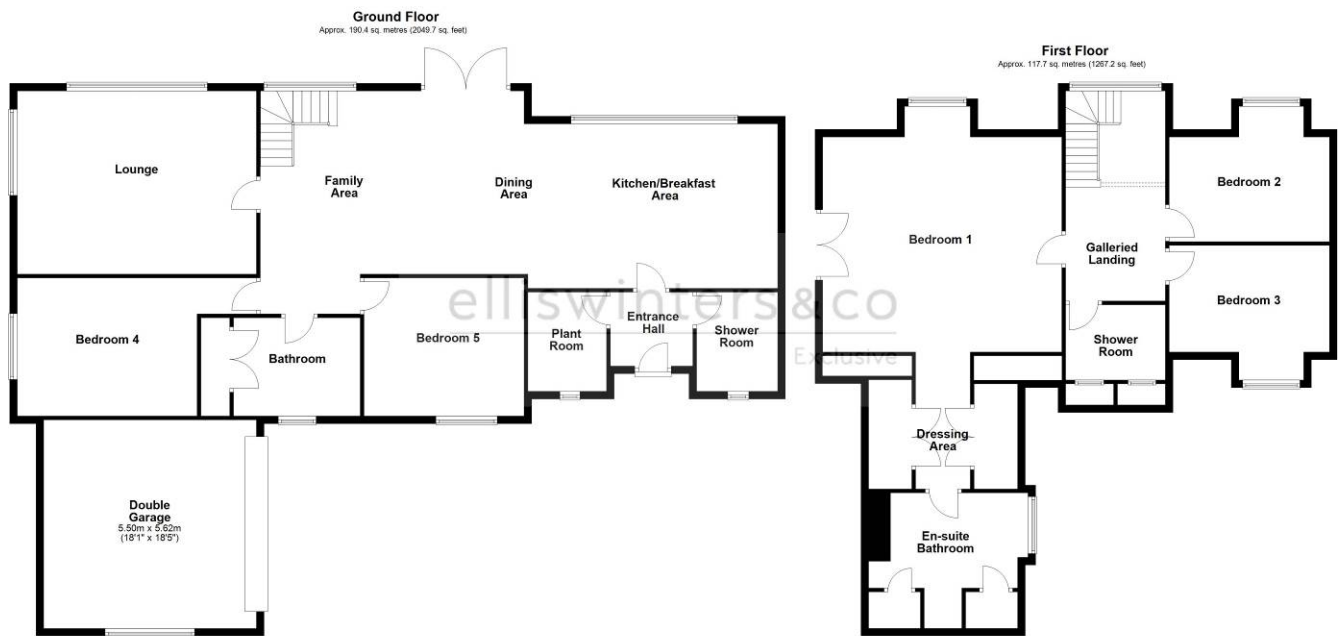
Ground Floor

Entrance Hall

Plant Room

2.63m (8'8") x 2.08m (6'10")





Total area: approx. 308.1 sq. metres (3316.9 sq. feet)

Shower Room

Open Plan Kitchen/Dining/Family Room
14.01m (46') max x 4.83m (15'10")

Lounge
6.32m (20'9") x 4.83m (15'10")

Bedroom 4
3.64m (11'11") x 2.00m (6'7")

Bedroom 5
4.23m (13'11") x 3.58m (11'9")

Ground Floor Bathroom

First Floor

Galleried Landing

Bedroom 1
6.32m (20'9") x 5.67m (18'7")

Dressing Area

En-suite Bathroom

Bedroom 2
4.24m (13'11") x 3.57m (11'8") max

Bedroom 3
4.24m (13'11") x 3.55m (11'8") max

First Floor Shower Room

Double Garage
5.62m (18'5") x 5.50m (18'1")

Further Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC
Site Management Fee: £100pa to cover costs of communal roadways, lights and electric gates.





Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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