



Long Acre House

Somersham Road, Colne, Cambs. PE28 3NG

elliswinters & co

Exclusive & New Homes

Welcome to

Long Acre House

Accommodation Summary

Ellis Winters Exclusive are delighted to offer Long Acre House in Colne, Cambridgeshire. This BRAND NEW executive detached home is nearing completion and boasts exceptional accommodation, a great sized garden, views over open countryside to the rear and is of course offered with NO FORWARD CHAIN.

Long Acre House substantial home measures in excess of 3700 SQ-FT and briefly comprises, four double bedrooms, four bathrooms, an open plan kitchen/dining/living space, two further reception rooms, utility room, large entrance hall and a galleried landing. The property sits on a plot measuring approximately 1/3 acre (sts) and backs onto open countryside. Ample off road parking is provided by a block paved driveway and a double garage. Solar panels have been installed and the property has energy efficient air source heating fuelling under floor heating to the ground floor and traditional radiators to the first floor

Some exceptional standout features of this individually built home include, the wonderful open plan kitchen/dining living space with views over the rear garden via the feature floor to ceiling window and bi-folding doors which open to the large patio seating area perfect for al-fresco dining. This patio seating area is also linked with the separate lounge via further bi-folding doors. The kitchen has been fitted with Quartz stone worktops and AEG appliances. The principal bedroom suite is not only a good size but has wonderful five piece en suite bathroom and a walk in wardrobe.

A viewing is essential to not only fully appreciate the property location but the space and high specification offered with this individually designed home

Ground Floor

Entrance Hall

Cloakroom

Kitchen/Breakfast/Dining Room
8.31m (27'3") max x 8.10m (26'7") max

Family Room
4.15m (13'7") x 4.15m (13'7")

Lounge
5.70m (18'8") x 5.31m (17'5")

Office
5.74m (18'10") x 2.50m (8'2")

Utility Room
3.17m (10'5") x 2.84m (9'4")

First Floor

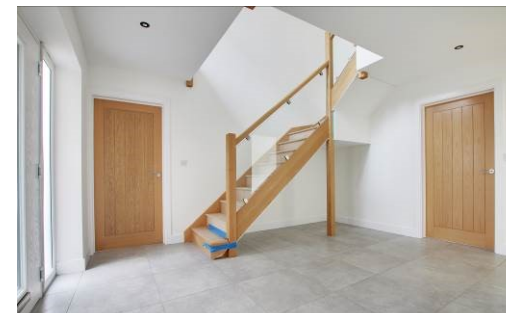
Galleried Landing

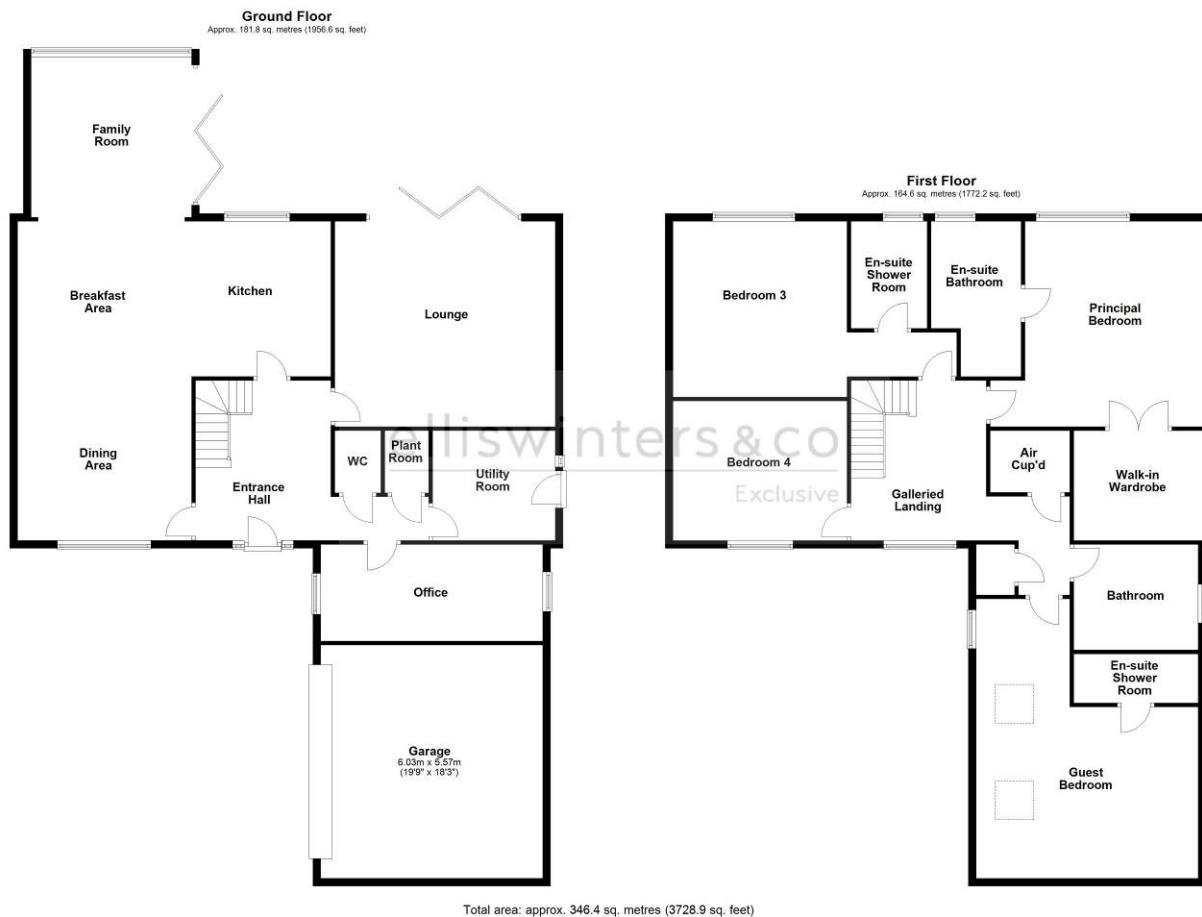
Principal Bedroom
5.31m (17'5") x 4.77m (15'8")

Walk-in Wardrobe
3.54m (11'7") x 2.85m (9'4")

En-suite Bathroom

Guest Bedroom
7.72m (25'4") max x 5.74m (18'10")





En-suite Shower Room

Bedroom 3
4.54m (14'11") x 4.50m (14'9")

En-suite Shower Room

Bedroom 4
4.52m (14'10") x 3.63m (11'11")

Bathroom

Outside

Further Information

Tenure: Freehold
EPC Rating: TBC once completed
Council Tax Band: TBC

Agent Note

The owners of the property will have a share responsibility for the continued maintenance and upkeep of the access road which is a shared responsibility split between the four properties who share the access. Speak to a member of the Ellis Winters team for more information.



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.





elliswinters & co

Exclusive & New Homes

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk