



## Oak Lodge

Houghton, Cambs. PE28 2BS

elliswinters & co

Exclusive & New Homes



# Welcome to

## Oak Lodge

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### Accommodation Summary

Ellis Winters are delighted to welcome you to Oak Lodge. This rarely available home has been occupied by the current owners for over 35 years and has been well-maintained and loved through the years. The property is nestled amongst its established generous grounds and is located within one of our area's sought-after villages, Houghton. As well as being a superb family home this property is a short drive to both St Ives and Huntingdon towns, providing easy access to the Guided Busway to Cambridge and the mainline train station to London and the north. The well-proportioned accommodation comprises of an entrance hall, a hall, a refitted ground floor shower room, bedroom four, a rear hallway, a lounge, and a generous modern kitchen/dining room. To the first floor there are two generous bedrooms with fitted wardrobes, a single bedroom with fitted storage and a modern family bathroom.

Outside, the handsome plot surrounds the property with a high level of privacy throughout. A generous frontage allows for a large, gravelled driveway, mature established borders, a mature decorative turning circle, and two carports. To the side and rear are paved patio seating areas, gravelled pathways, landscaped lawns, mature borders, trees, an orchard, shrubs, a nature pond with a bridge and a designer gazebo, a greenhouse, a large workshop, a storage room, and a former tack room.

### Ground Floor

#### Entrance Hall

2.18m (7'2") x 2.18m (7'2")

#### Hall

#### Shower Room

2.38m (7'10") x 1.62m (5'4")

#### Bedroom 4

3.97m (13') x 2.84m (9'4")

#### Rear Hallway

3.32m (10'11") x 2.79m (9'2")

#### Lounge

4.51m (14'9") x 3.60m (11'10")

#### Kitchen/Dining Room

6.55m (21'6") x 4.35m (14'3")

### First Floor

#### Landing

#### Bedroom 1

4.24m (13'11") x 3.69m (12'1")

#### Bedroom 2

4.23m (13'11") x 3.69m (12'1")

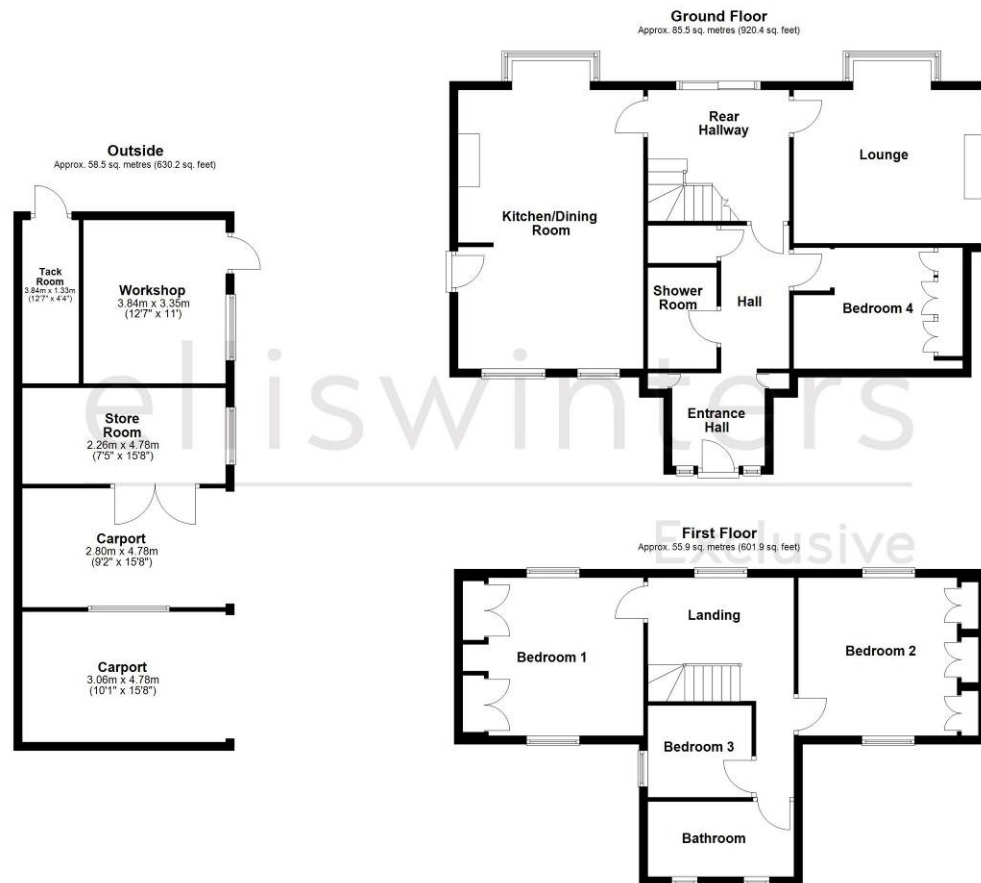
#### Bedroom 3

2.44m (8') x 2.17m (7'1")

#### Bathroom

3.43m (11'3") x 1.70m (5'7")





Total area: approx. 200.0 sq. metres (2152.6 sq. feet)

## Outside

To the front, a generous gravelled driveway and turning circle, mature, well-stocked borders, a Carport 4.78m (15'8") x 3.06m (10'1"), a Carport 4.78m (15'8") x 2.80m (9'2"), a Store Room 4.78m (15'8") x 2.26m (7'5") with water and power connected, a Workshop 3.84m (12'7") x 3.35m (11') with water and power connected, and a former Tack Room 3.84m (12'7") x 1.33m (4'4"). To the side and rear are large, paved patio seating areas, gravelled pathways, a greenhouse with power connected and an external water supply, landscaped lawns, mature flower bed borders, an orchard, a feature nature pond with a bridge and a designer gazebo, various pergola and stone walkways, and a various power points around the property. There is also external lighting that is on a timer.

## Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC

Agents Note: The property benefits from fitted solar panels, and two multi-fuel burning stoves



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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