

HASSE ROAD SOHAM

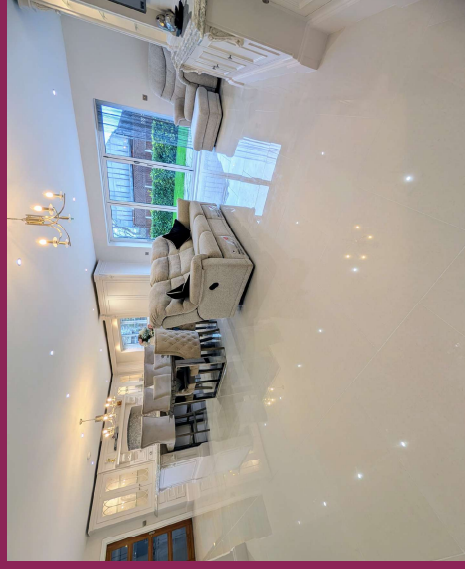
F O R S A L E

- 4/5 BEDROOM DETACHED HOME
- FINISHED TO AN EXCELLENT STANDARD
- BESPOKE KITCHEN
- IN EXCESS OF 3,100 SQFT
- GATED DRIVEWAY
- DOUBLE GARAGE
- SELF-CONTAINED ANNEX
- EPC B
- CHAIN FREE
- PEACEFUL LOCATION
- MODERN THROUGHOUT

PRICE

OIEO - £775,000





GD Estates are excited to offer to the market this superb opportunity to purchase a spacious and beautifully presented 4-5 bedroom detached family home, finished to a high bespoke specification and offered with no upward chain.

Located on the edge of the popular market town of Soham, the property enjoys attractive countryside views and offers versatile accommodation ideal for family living.

The ground floor features a light and airy entrance hall, a stunning, bespoke, open-plan kitchen/dining/family room, a vaulted living room with a double-height feature window, utility, cloakroom, and a bedroom/study.

Upstairs, there are four double bedrooms, two with en-suites, and a beautifully designed family bathroom.

Externally the property benefits from a spacious driveway offering parking for multiple vehicles, a rear garden, a large barn, and a converted double garage with games area/bar and a one-bedroom annex.



LOCATION:

Soham is a thriving market town in East Cambridgeshire, just 6 miles from Ely and around 13 miles from Cambridge, offering the perfect balance of rural charm and modern convenience. Surrounded by beautiful Fenland countryside, the area provides a peaceful setting while remaining well-connected for commuters.

Transport Links:

- Soham railway station offers direct services to Ely, Cambridge, Ipswich, and beyond.
- Excellent road access via the A142, with easy connections to the A14 and M11 for London and the Midlands.

Local Amenities:

- A wide range of shops, supermarkets, cafés, and pubs.

Nearby Ely:

- Historic cathedral city with boutique shops, riverside walks, and cultural attractions such as Ely Cathedral and Oliver Cromwell's House.
- Strong rail links to Cambridge and London, making it ideal for commuters.

ENTRANCE HALLWAY:

Entry to the property is via a composite door into the spacious internal hallway. With vaulted ceilings, two skylights and stairs to the first floor.

KITCHEN/DINER/SITTING ROOM:

Beautifully presented and thoughtfully designed, this open-plan kitchen, dining, and sitting room forms the heart of the home. The bespoke, handcrafted kitchen boasts a range of wall-mounted and under-counter cabinets set beneath ornate rolled granite worktops, complete with an inset double butler sink. Additional features include a central island with storage, integrated fridge-freezer and dishwasher, an electric range-style cooker, and a large pantry cupboard with illuminated display shelving.

The remainder of the space offers ample room for a dining table and chairs, as well as a comfortable living area. Finished with ceramic tiled flooring and underfloor heating, the room is enhanced by UPVC windows to the side aspects and bi-fold doors providing access to the rear garden.

LIVING ROOM:

A truly stunning double-aspect living space, featuring a vaulted ceiling and an impressive double-height feature window that floods the room with natural light. Thoughtfully designed with built-in cabinetry and integrated soundbar, this elegant space is finished with underfloor heating.



STUDY/BEDROOM 5:

A spacious and versatile room that can serve as a home office, additional bedroom, or guest room. Complete with built-in cabinetry for practical storage and a uPVC window overlooking the rear aspect.

UTILITY/REAR PORCH:

Beautifully appointed with a range of handmade wall-mounted and under-counter cabinets set beneath elegant granite work surfaces. Features include an integrated washing machine, a practical bench seat, and a uPVC window to the front aspect. A uPVC door provides convenient access to the parking area. Finished with underfloor heating.

SHOWER ROOM:

A sleek, modern three-piece suite featuring a tiled shower cubicle with mains-fed, double-headed shower, a low-level WC, and a wall-mounted wash hand basin with storage beneath. Finished with tiled flooring and walls, an obscure uPVC window to the rear aspect, and underfloor heating for added comfort.

CLOAKROOM:

Featuring a wall mounted wash hand basin and low level WC. Obscure uPVC window to side aspect.

LANDING:

Spacious landing giving access to all first floor accommodation. Two storage cupboards.

BEDROOM 1:

Spacious main bedroom with built in wardrobes and cabinetry, two radiators and uPVC window to rear aspect. Access to;

ENSUITE:

A beautifully appointed en-suite featuring a three-piece white suite, including dual wash hand basins, a walk-in shower cubicle, and a low-level WC. Enhanced by an obscure uPVC window to the side aspect and a heated towel rail.

BEDROOM 2:

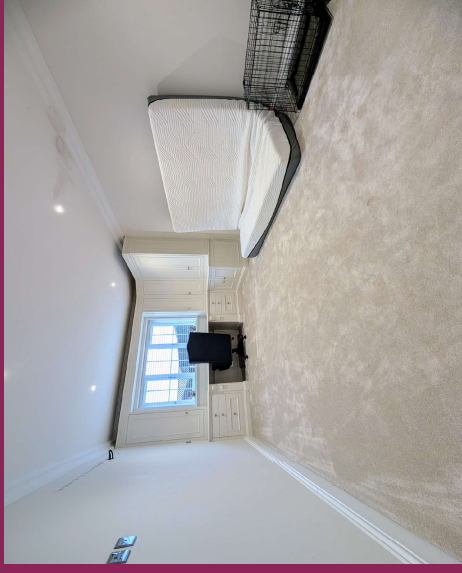
A generously sized double bedroom featuring a uPVC window overlooking the rear aspect and a radiator.

BEDROOM 3:

A well-proportioned double bedroom with a uPVC window to the rear aspect and a radiator.

BEDROOM 4:

A spacious double bedroom featuring a uPVC window overlooking the rear aspect and a radiator. Loft hatch.



FAMILY BATHROOM:

A luxurious space featuring a deep freestanding slipper bath, low-level WC, and a stone countertop with wash basin and storage units beneath. Finished with a heated towel rail, tiled flooring, and part-tiled walls.

OUTSIDE & ADDITIONAL ACCOMMODATION:

The property occupies an attractive and private plot, screened by fencing and mature hedging, and approached via electric gates. Beyond the gates, a large driveway provides parking for multiple vehicles.

To the rear, the garden can be accessed via a side gate or through bi-fold doors from the sitting room. This outdoor space is mainly laid to lawn, complemented by an elegant patio area and bordered by hedging for privacy.

The double garage has been impressively converted into a games room and entertaining space, complete with a brick-built bar, decorative fireplace, built-in seating, and two roller shutter doors. A staircase leads to a fully converted annex, currently serving as a fifth bedroom but equally suited as a home office. The annex also benefits from an en-suite shower room with a low-level WC and wash hand basin.

Additionally, there is a detached barn, offering generous storage or parking space, with double doors to the front.

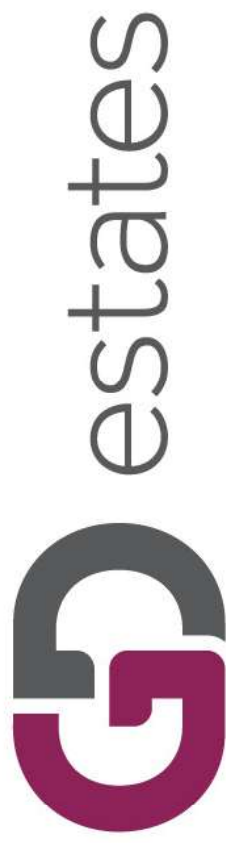
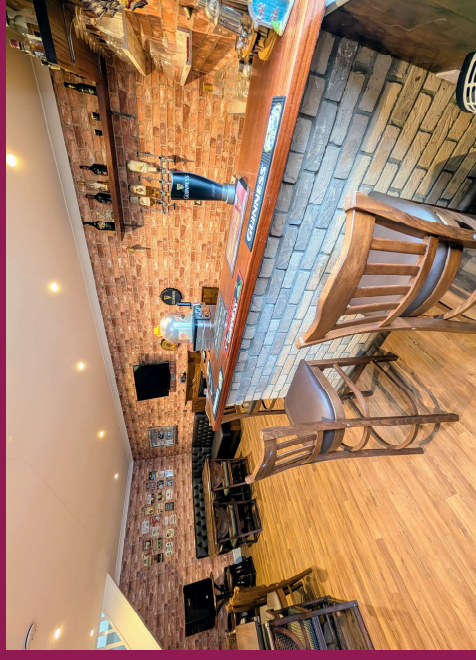
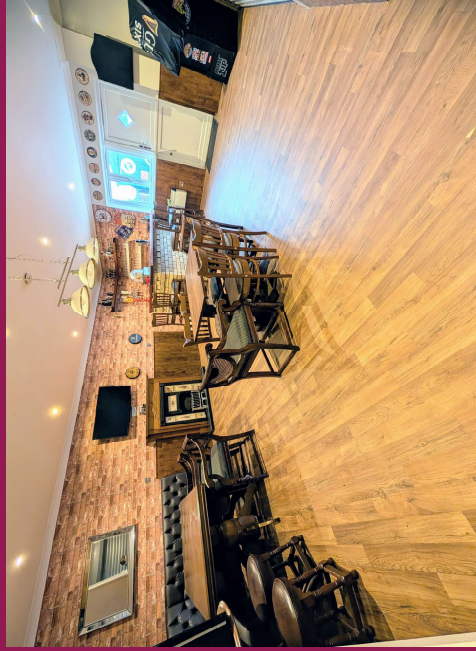
TENURE:

The property is **FREEHOLD**, chain free and will be sold with vacant possession.

SERVICES:

Mains water and electricity are connected.
Air source heat pump.
Septic tank.





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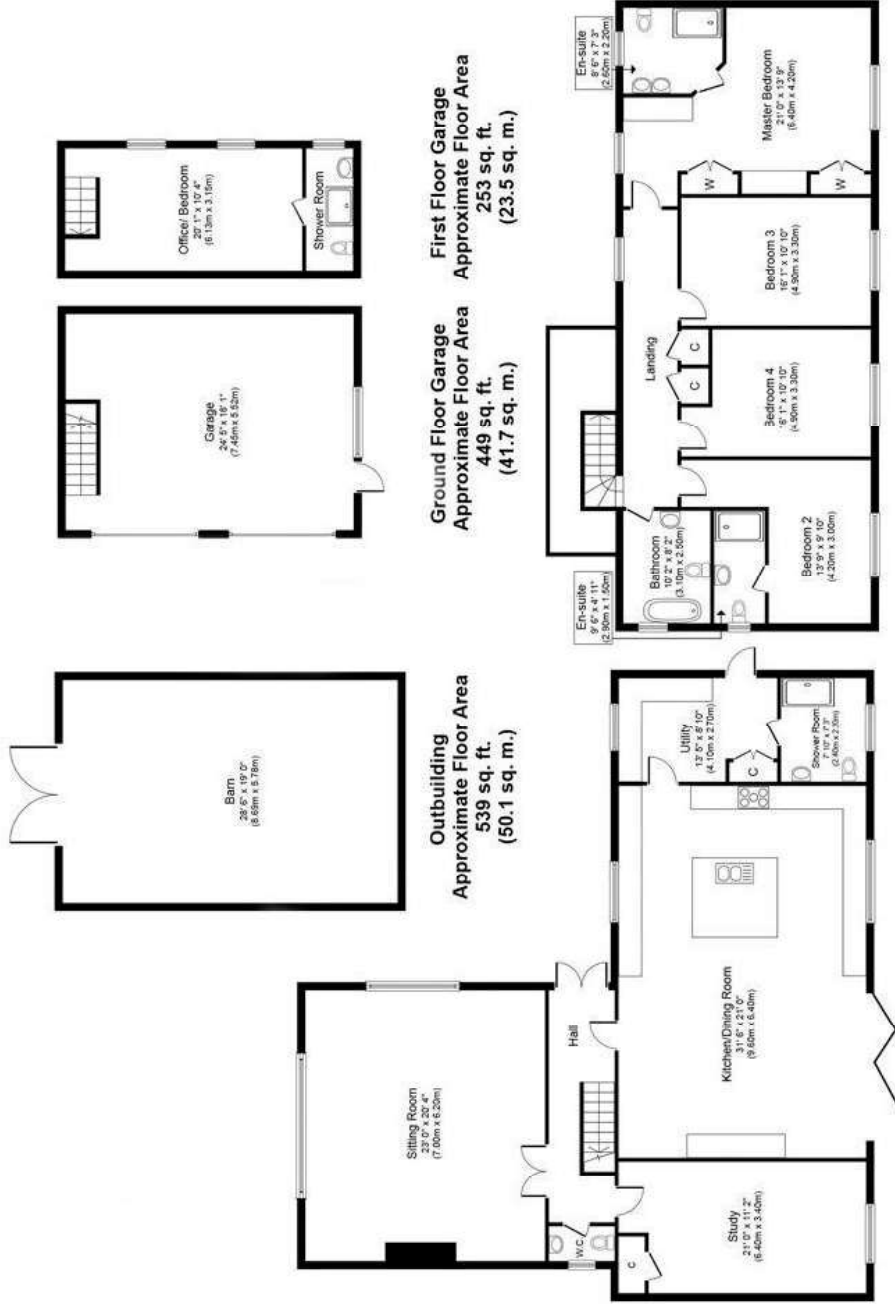
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