



**Market Street, Fordham**  
**Ely CB7 5LQ**  
**Guide Price £1,250,000**

## Market Street, Fordham CB7 5LQ

Superb detached family home extending to over 4000 sq ft and standing within impressive grounds of around 3.5 acres ( subject to survey ) and located in the heart of this thriving and well served village and ideal for equestrian use with a range of appealing outbuilding and stables.

The village of Fordham is located within a few miles of the famous racing town of Newmarket and offers a mix of amenities including a highly regarded primary school, shops and restaurant. Easy access to the City of Ely and a short drive to the A14/M11 and the City of Cambridge.

This substantial property has been cleverly extended to provide sizeable accommodation including a generous size annexe and purchasers could use the ample space for a variety of different uses.

The main residence offers accommodation to include entrance porch, reception hall, living room, sitting room/study, dining room, kitchen/breakfast room, laundry room, utility, cloakroom, four main bedrooms ( ensuite to master ) and a family bathroom.

The annexe offers considerable space and accommodation includes kitchen/dining room, living room, sun room/garden room, master bedroom and bathroom.

Approached via double gates the external of the property offers extensive driveway providing parking for ample vehicles, with double garage and separate gate leading to paddocks and land beyond, a range of outbuilding including potting shed, chicken runs, green house and stabling. The formal gardens are fully enclosed and laid to lawn with feature fish pond and a variety of plants and bushes.

### Entrance Porch

Dual aspect full length double glazed windows, with fully glazed entrance door through to the:

### Reception Hall

Large reception hall with staircase rising to the first floor and storage cupboard under, radiator and double door leading through to the:

### Living Room 23'2 x 13'6 (7.06m x 4.11m)

Spacious living room with open fireplace and marble hearth, TV connection point, radiator, double glazed bay window to the front aspect, double glazed window to the side aspect and sliding door through to the:

### Kitchen/Breakfast Room 10'8 x 19'1 (3.25m x 5.82m)

Fitted with a range of bespoke oak eye and base level storage units with granite working surfaces over, tiled splash back areas, undermounted sink and drainer with mixer tap, kitchen island, integrated appliances to include a NEFF oven and grill, five-ring gas burner hob, fridge/freezer and dishwasher. Tiled flooring, radiator, double glazed window to the side aspect and sliding doors through to the:

### Sun Room 22'5 x 16'5 (6.83m x 5.00m)

With tiled flooring, radiator, double glazed windows surrounding and French doors out to the rear garden.

### Dining Room 10'8 x 14'10 (3.25m x 4.52m)

With radiator and double glazed window to the side aspect.

### Office/Sitting Room 9'10 x 13'7 (3.00m x 4.14m)

Good sized office/sitting room with featured fireplace and wooden hearth,

TV connection point, radiator and double glazed bay window to the front aspect.

### Laundry Room 9'8 x 10'7 (2.95m x 3.23m)

Fitted with base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, space for a washing machine, tiled flooring, window and external door to the side aspect and access through to the inner hallway.

### Utility 9'9 x 8'1 (2.97m x 2.46m)

Storage cupboards with working surfaces over, space for fridge/freezer, radiator, tiled flooring and double glazed window to the side aspect.

### Hallway

Fitted with built-in cupboards, external door to the side aspect and door through to the garage.

### WC

Low level WC, wash basin with vanity cupboards under, heated towel rail and double glazed window to the side aspect.

### First Floor Landing

Gallery landing with two storage cupboards, access to loft space, radiator, double glazed window to the front aspect and doors through to the bedrooms and bathrooms.

### Bedroom 1 21'4" x 10'5" (6.52 x 3.19)

Double bedroom with low level fitted drawers, radiator, double glazed windows to the side and rear aspects and door through to the:

### Ensuite

Three piece suite comprising of a low level WC, wash basin with vanity cupboards under, enclosed shower cubicle, tiled walls and flooring and obscured window to the side aspect.

### Bedroom 2 15'10" x 13'1" (4.85 x 3.99)

Double bedroom with built-in storage cupboards, radiator and double glazed windows to the front and side aspects.

### Bedroom 3 12'9" x 12'9" (3.90 x 3.89)

Double bedroom with fitted wardrobes, radiator and double glazed window to the front aspect.

### Bedroom 4 13'1" x 10'1" (3.99 x 3.08)

With fitted wardrobes, radiator and double glazed window to the rear aspect.

### Bathroom

Luxury fitted four piece bathroom suite comprising of a low level WC, wash basin with vanity cupboards under, walk-in shower with glass screen, panelled bath, tiled walls and flooring, radiator and obscured window to the side aspect.

### ANNEX

#### Living Room

Good sized living room with TV connection point, radiator, double glazed window to the side aspect and sliding doors out to the rear garden.

#### Kitchen/Breakfast Room

Fitted with a range of matching eye and base level storage units with

working surfaces over, inset ceramic sink and drainer with mixer tap, tiled splashback areas, inset BOSCH oven, four-ring gas burner hob, space for a dishwasher and washing machine. Tiled flooring, radiator, doubled glazed window to the front aspect and sliding doors out to the:

### Sun Room

With radiator, surrounding double glazed windows and French doors out to the rear garden.

### Bedroom

Double bedroom with range of over bed cupboards, fitted wardrobes, bedside tables with alcoves above incorporating glass shelves, radiator, double glazed window to the side aspect and door through to the:

### Bathroom

Four piece suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, panelled bath and obscured window to the side aspect.

### Double Garage

Electric garage door, power and lighting, double glazed window to the side aspect and side pedestrian door through to the hallway.

### Outside - Front

Predominately laid to gravel driveway, accessed via iron gates. proving ample parking spaces. Accompanied by a variety of vibrant shrubs and flowers.

### Outside - Rear

With stunning views over looking open fields, these grounds of around 3.5 acres offer a large paddock areas, outbuildings that include a potting shed, chicken runs, green house and stabling. A separate enclosed garden mostly laid to lawn with a sizeable paved patio seating area, pond and rear pedestrian gate through to the paddock area.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D/Annexe D

Tenure - Freehold

Council Tax Band - F (East Cambs)/Annexe C (East Cambs)

Property Type - Detached house & annexe

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 266 SQM/Annexe 77 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

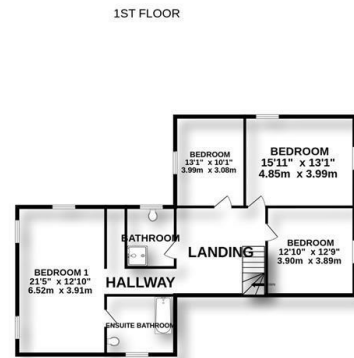
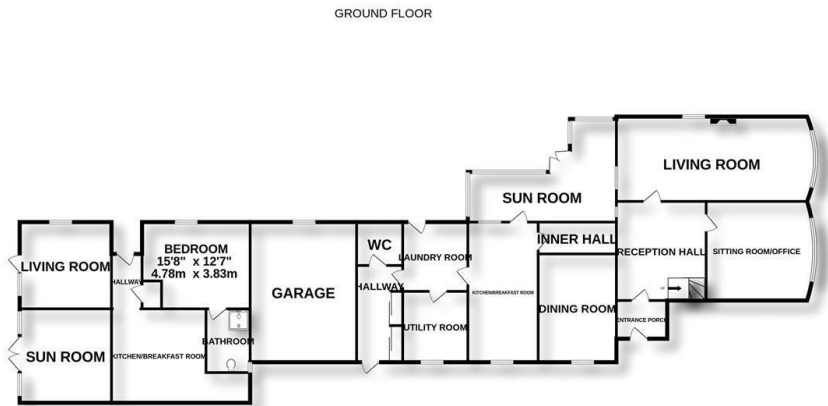
Heating sources - Gas

Broadband Connected - tbc

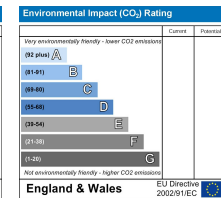
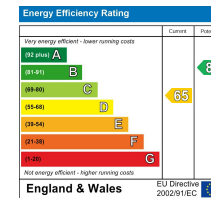
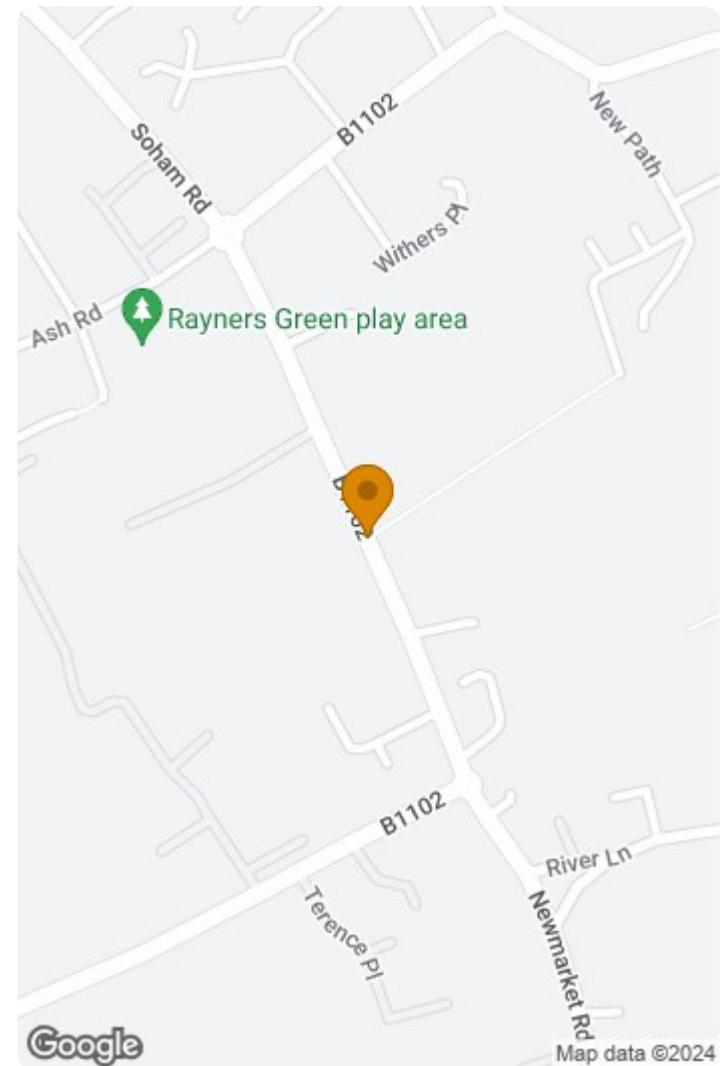
Broadband Type – Superfast available, 183Mbps download, 25Mbps upload

Mobile Signal/Coverage – Good

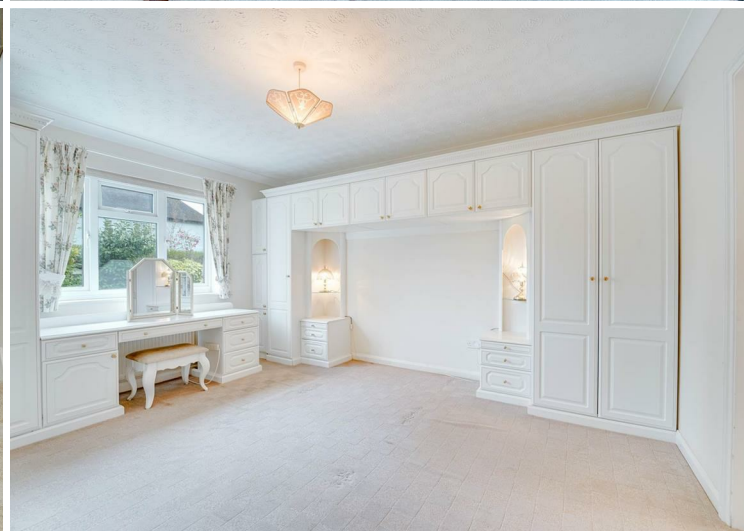
Rights of Way, Easements, Covenants – None that the vendor is aware of



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







DALE

34  
GLENDALE