



Silver Street, Witcham, CB6 2LF

CHEFFINS

Silver Street

Witcham,
CB6 2LF

- Rarely Available
- 3 Reception Rooms
- 5 Bedrooms (4 Ensuite)
- Triple Garage, Separate Double Garage & Workshop
- Plot of Approx. 1 Acre (STS)
- No Upward Chain

Chapel Barn is believed to back date to the 18th Century, reconstructed on site in 1997. A property of this nature is rarely available and a viewing is highly recommended. Briefly accommodation includes 5 bedrooms (4 ensuite), 3 reception rooms, plot of approximately 1 acre (sts), triple garage, separate double garage and workshop. No upward chain.

5 4 2

Guide Price £850,000





LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).

ENTRANCE HALL

With door to front aspect, stairs to galleried landing and first floor, tiled flooring.

LIVING ROOM

With feature fireplace, double French doors to rear garden, feature beams

GARDEN ROOM

With door to rear aspect, tiled flooring.

OPEN PLAN KITCHEN / DINER

With 1 1/4 sink and drainer, fitted with base units and drawers, space for Rangemaster style cooker, fridge/freezer, plumbing for dishwasher, 2 windows to rear aspect, tiled flooring.

UTILITY ROOM

With single sink, wall mounted boiler, plumbing for utilities, door to side garden.

FORMAL DINING ROOM

With French doors to side aspect, window to side aspect, exposed beams.

FIRST FLOOR GALLERIED LANDING

With radiator. Arched window to front aspect, exposed beams.

BEDROOM 1

With window to rear aspect, radiator, exposed beams.

ENSUITE BATHROOM

With panelled bath with shower attachment, separate shower cubicle, low level WC, pedestal hand basin, window to side aspect, exposed beams.

BEDROOM 2

With window to side aspect, radiator, access to loft, exposed beams.

ENSUITE

With tiled shower cubicle, low level WC, wash hand basin, radiator.

BEDROOM 3

With window to rear aspect, radiator.

ENSUITE

With tiled shower cubicle, low level WC, wash hand basin, radiator.

BEDROOM 4

With window to side and rear aspects, exposed beams, radiator.

ENSUITE

With shower cubicle, low level WC, pedestal hand basin, window to rear aspect.

BEDROOM 5

With window to rear aspect, radiator.

OUTSIDE

The property is situated set back from Silver Street via a gated access to the front., There is a triple garage and a graveled driveways leads to the front of the property with spacious parking and a further double garage and workshop. There is a substantial front lawn with the rear being laid to lawn with established borders. The plot is approximately 1 acre (sts)

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - G

AGENT NOTES

Mains water, gas, electricity and drainage are connected

Flood Risk - According to information obtained from the Environment Agency website flood risk within the area is detailed below:

Surface water - very low

Rivers and Sea - very low

Reservoirs - unlikely

Ground water - unlikely

Broadband is connected to the property

Mobile coverage - according to ofcom.org.uk, mobile coverage for voice is indicated to be 'good' for 2 out of 4 main providers checked and data coverage is indicated as 'good' for 1 out of 4 providers checked.


VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



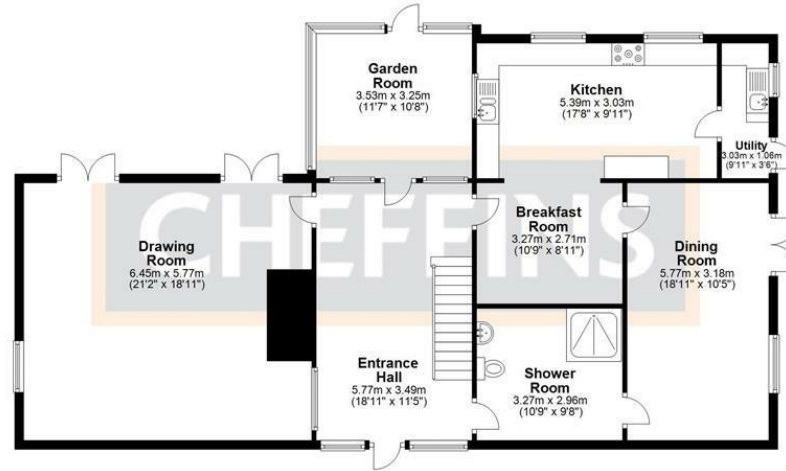
Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - East Cambs District Council





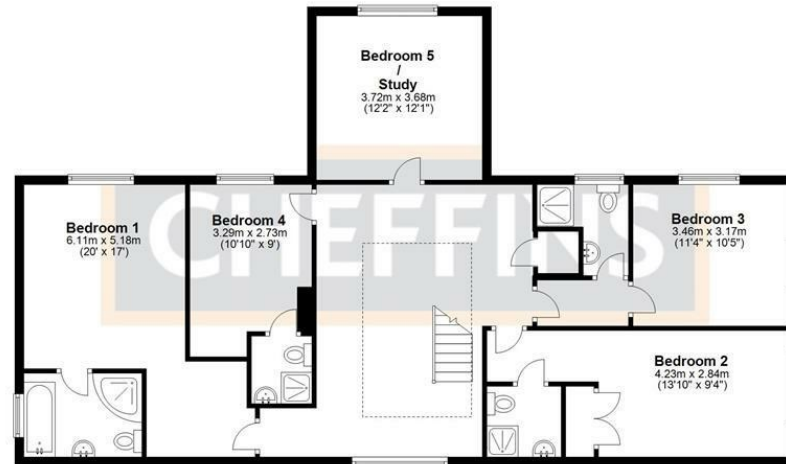
Ground Floor

Approx. 128.9 sq. metres (1387.3 sq. feet)



First Floor

Approx. 118.5 sq. metres (1275.8 sq. feet)



Total area: approx. 247.4 sq. metres (2663.1 sq. feet)





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

