



Headleys Lane, Ely, CB6 2LH



Headleys Lane

Witcham, Ely,
CB6 2LH

- Brand New Barn Style Home
- 4 Bedrooms (2 Ensuite)
- Attractive Character & Contemporary Features
- Small Development Within an Attractive Location
- Dining / Family Room, Spacious Lounge & Study
- Gardens, Driveway & Double Cart Lodge
- New Build Warranty
- Superb Kitchen/Breakfast Room & Utility

A stunning and beautifully designed brand new 4 bedroom barn style home within a small scheme of similar dwellings and located within an attractive village location.

4 3 3

Asking Price £800,000





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).

DESCRIPTION

The property has been thoughtfully designed to incorporate a perfect blend of character and contemporary features and benefits from large amounts of glazing to create a feel of light and spacious accommodation.

Comprises on the ground floor, reception hall, cloakroom, spacious kitchen/breakfast room, utility, dining/family room, study and lounge. On the first floor there is a galleried landing, 4 bedrooms with 2 having enSuites and family bathroom. Outside there is a wrap around rear garden, spacious driveway and double cart lodge.

To fully appreciate the location, stylish layout and design of this stunning new home a viewing is highly recommended.

RECEPTION HALL

With glazed door and feature large picture window to front aspect overlooking paddocks, oak and glazed staircase, cloaks cupboard, tiled floor with under floor heating.

CLOAKROOM

With low level WC, solid wood wash stand with basin, tap and mirror, tiled floor with under floor heating.

KITCHEN / BREAKFAST ROOM

With 2 double glazed windows to front aspect and bi-fold doors onto rear garden, fitted with a range of coloured eye and base level storage units and drawers with quartz work surfaces and under mounted sink, integrated dishwasher, Rangemaster oven and extractor canopy, American style fridge/freezer island unit with quartz top, breakfast bar, drawers and cupboard, tiled floor with under floor heating

UTILITY

Fitted with a range of coloured eye and base level storage units, quartz work surfaces and undermounted sink, plumbing for washing machine, tiled floor with under floor heating, door to rear aspect.

DINING / FAMILY ROOM

With 2 double glazed windows to front aspect and double glazed window to side, engineered oak flooring with under floor heating.

STUDY

With double glazed window to rear aspect, engineered oak flooring with under floor heating.

LOUNGE

With double glazed bi-fold to side and rear aspects and further glazed screen, engineered oak flooring with under floor heating.

GALLERIED LANDING

With glazed balustrading overlooking the reception hall, radiator.

BEDROOM 1

With feature floor-to-ceiling picture window and doors with Juliet balcony giving an attractive view, 2 skylights, 2 double wardrobes, vaulted and beamed ceiling, radiator.

ENSUITE

With walk-in shower, solid wood wash stand with basin, tap and mirror, low level WC, skylight, heated towel rail.

BEDROOM 2

(Measurements excluding door recess and alcove). With double glazed window to side aspect, built-in double wardrobe, 2 skylights, radiator.

ENSUITE .

With double size shower, low level WC, solid wood wash stand with basin, tap and mirror, skylight, radiator.

BEDROOM 3

With double glazed window to side aspect, 2 skylights, double wardrobe, radiator.

BEDROOM 4

With double glazed window to side aspect, skylight, radiator.

BATHROOM

With suite comprising low level WC, panel bath with shower above, solid wood wash stand with basin, tap and mirror, radiator.

OUTSIDE

To the rear of the property there is a wrap around garden enclosed by walling and facing in a westerly direction. The garden has an extensive area of paving with the remainder being laid to lawn. To the side there is a double width driveway and double cart lodge.

AGENT NOTES

We are advised there is no intention for an ongoing service charge, however, the freehold titles will include a requirement to contribute towards the costs of the private road and drainage, unless and until the road were to be become adopted by the local authority.

The property will benefit from an AHCI Ltd New Build Warranty.

Tenure - freehold

Council Tax Band - F

Property Type - detached barn style home
Property Construction - traditional brick and block construction with decorative timber cladding and slate roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 2111 according to the floor plan
Parking - double width driveway and double cart lodge

Utilities / Services
Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - mains

Heating sources - under floor heating to the ground floor, radiators to the first floor
Broadband Connected - yes
Broadband Type - we understand superfast broadband is available to the property according to Openreach
Mobile Signal/Coverage - outdoor coverage within the area is indicated to be good in respect of "voice", "data" and "enhanced data" for 4 out of the 4 main providers checked according to Ofcom.org. Indoor coverage is indicated to be poor however we would suggest buyers investigate this further upon a viewing of the property.

Conservation Area - yes

VIEWING

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(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	



Asking Price £800,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council

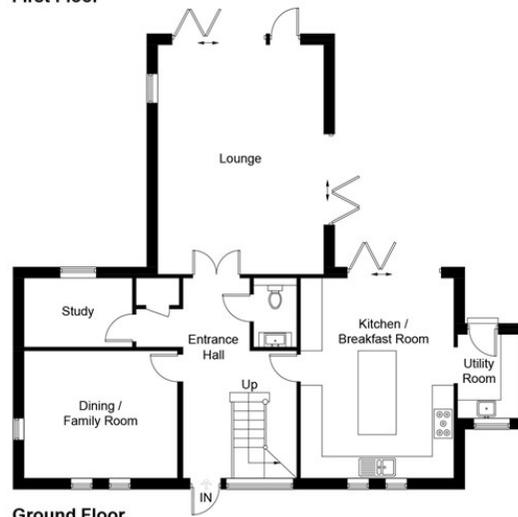


Raven Barn

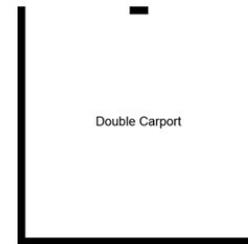
Approximate Gross Internal Area = 196.2 sq m / 2111 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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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.