



Meadowlands off Orchard Row, Soham, CB7 5AY



# Meadowlands off Orchard Row

Soham,  
CB7 5AY

- Brand New Single Storey Dwelling
- Small Development of Just 3 Properties
- Rural 'Off-Grid' Location
- 3 Double Bedrooms (1 Ensuite)
- Superb Open Plan Kitchen/Dining/Living Room
- Driveway & Gardens
- Views Across Open Countryside
- Freehold / Council Tax Not Yet Assessed / EPC Rating TBC

A brand new single storey barn style home situated within a small development of just 3 properties in a rural location between Soham and Wicken.

The property is currently under construction and once completed will consist of entrance hall, superb open plan kitchen/dining/living room, 3 double bedrooms (master with ensuite) and family bathroom, together with gardens and driveway.

Being in a rural location, this property is 'off-grid' and therefore makes use of a bore hole for water and solar panels to create electricity.

3 2 1

**Guide Price £495,000**





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities

## ENTRANCE HALL

With door to front aspect.

## CLOAKROOM

With low level WC, wash basin.

## KITCHEN / DINING / LIVING AREA

With double glazed windows to front and rear aspects and French doors onto rear garden.

Kitchen area comprising a range of contemporary wall and base level storage units and drawers, together with work surfaces and sink, electric oven, hob and extractor hood, integrated dishwasher and fridge/freezer, island unit with worktop and storage cupboards beneath.

## BEDROOM 1

With double glazed window to front aspect.

## ENSUITE

With shower cubicle, low level WC, wash basin.

## BEDROOM 2

With double glazed window to rear aspect.

## BEDROOM 3

With double glazed window to rear aspect.

## BATHROOM

With low level WC, wash basin, bath, double glazed window to front aspect.

## OUTSIDE

The property is approached via a private road leading into a shared turning area and in turn leading into the private driveway for Plot 3. There will be gardens to the front, side and rear with attractive views across open countryside.

## AGENT NOTES

The CGI's contained within these sales particulars are provided for guidance purposes only.

Due to the location the property is 'off-grid' and not on mains services.

Tenure - freehold  
Council Tax Band - new build, not yet assessed  
Property Type - detached  
Property Construction - traditional  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 1,002 according to the floor plan  
Parking - driveway

Utilities / Services  
Electric Supply - generated via the solar panels  
Gas Supply - LPG  
Water Supply - bore hole  
Sewerage - private treatment plant  
Heating sources - gas boiler to underfloor heating  
Broadband Connected - no  
Broadband Type - according to Ofcom.org.uk standard, superfast and ultrafast broadband are available in nearby Orchard Row  
Mobile Signal/Coverage - according to Ofcom.org.uk mobile coverage for the area is indicated to be good for 4 out of 4 providers checked

Rights of Way, Easements, Covenants - the site is accessed along a privately owned track with the property having a right of way

## SPECIFICATION

Below is a list of the specification provided by the developer:

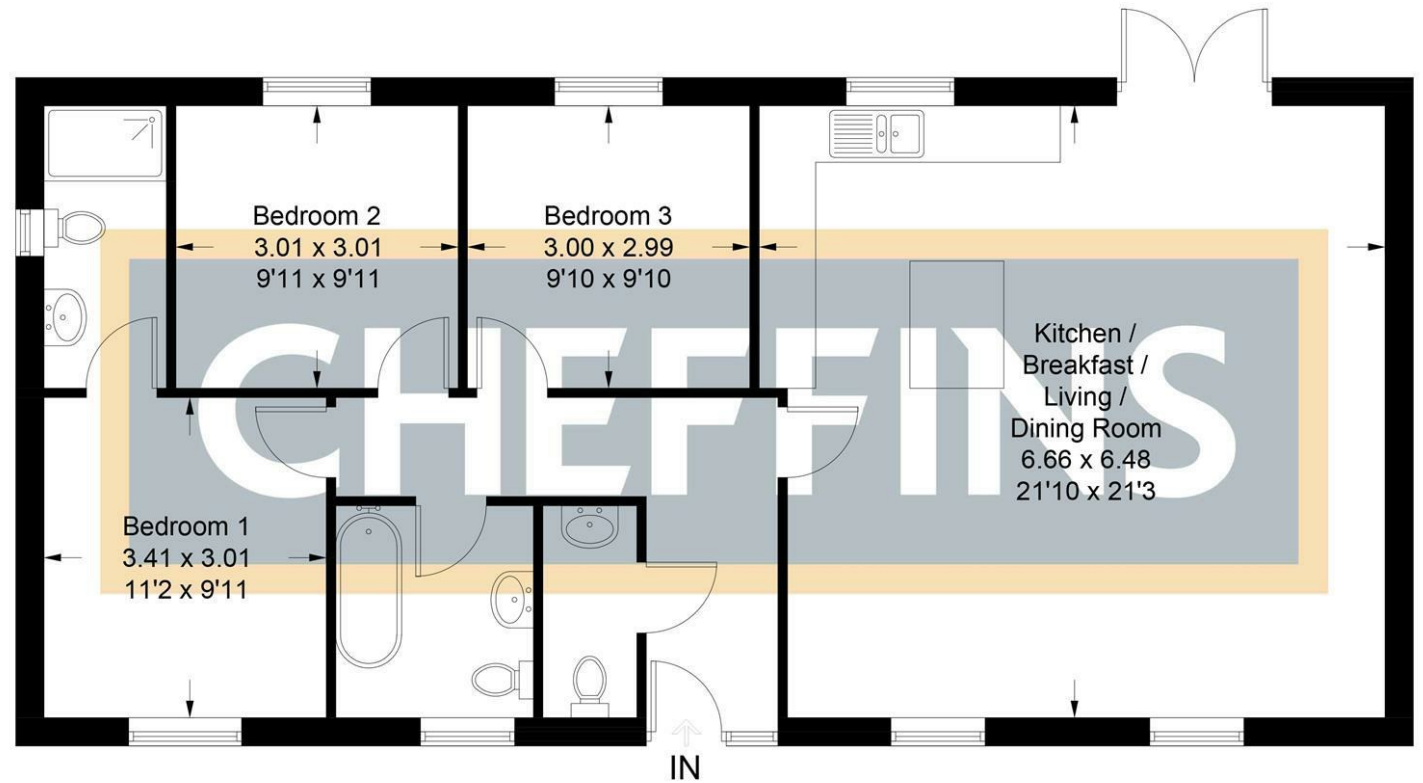
- \* The kitchens will be in a shaker style with quartz worktops with matching units etc and in utility room in plot 1 (colours will vary or can work with client depending on build stage and cost)
- \* The kitchens will have integrated dishwashers and fridge/freezers
- \* Heating will be by underfloor heating throughout and wood burners in all living rooms
- \* Grey LVT style flooring will be laid to all kitchens and toilets/en suites/bathrooms.
- \* Grey carpet fitted to all bedrooms and hallway
- \* Bathrooms will have close coupled toilet, basin with cabinet and bath with shower over
- \* Ensuites will have basin, shower and close coupled toilet, cloakrooms will have close coupled toilet and basin with pedestal
- \* All garden land will be laid to lawn and driveways to gravel edged pathways etc
- \* Roadway in to property will have shared responsibility between all three properties and all boundaries clearly fenced with close boarded fencing or panels.
- \* LPG gas tanks will be underground and will have gas hobs and boiler.
- \* Hot water will be provided by a solar panel style system - details not yet confirmed.
- \* Water bore holes will be serviced annually by company that fitted them at an initial cost of £150 a year for new UV filter etc (no guarantee can be given in respect of the longer term costs).

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft



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

Guide Price £495,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1056699)

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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.