



Headleys Lane, Witcham, CB6 2LH

**CHEFFINS**

# Headleys Lane

Witcham,  
CB6 2LH

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**Offers In Excess Of**

- Substantial Brand New Home
- Approx 2,500 Sq Ft
- 4 Double Bedrooms (Master with Ensuite)
- Spacious Lounge Opening into Further Sitting Area
- Stunning Kitchen Leading into Dining Room
- Walled Rear Garden, Driveway & Double Cart Lodge
- Utility & Study
- Quiet Lane Setting
- Small Development of Just 3 Similar Properties
- Blend of Modern & Character Features

A brand new barn style home offering substantial accommodation of approximately 2,500 square feet, situated within a scheme of just 2 other similar properties within a most attractive and quiet lane. The property has been thoughtfully designed to provide a perfect blend of character features and modern facilities.

Entrance hall with floor-to-ceiling glazing to the front, walk-through boot room and cloakroom, spacious lounge opening into a further sitting area overlooking the garden which in turn leads into a substantial dining area flowing through into a superb kitchen with vaulted ceiling and bi-fold doors. In addition there is a study, further walk-through boot room and utility.

On the first floor there are 4 double bedrooms (master with ensuite) and family bathroom. Outside there is a walled rear garden, driveway and double cart lodge.





## 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 and full-height glazing to front aspect, to be fitted with a oak staircase to first floor, stone tiled floor with under floor heating, glazed screens looking into seating area.

## WALK-THROUGH BOOT ROOM

With bench seats with storage beneath, tongue-and-groove panelling, stone tiled floor with under floor heating.

## CLOAKROOM

With double glazed window to front aspect, tongue-and-groove panelling, oak wash stand with basin and tap, low level WC, stone tiled floor with under floor heating.

## LOUNGE

With double glazed windows to front, side and rear aspects and bi-fold doors to rear garden, engineered oak flooring with under floor heating. Opening to:

## SITTING AREA

With bi-fold doors overlooking the rear garden, engineered oak flooring with under floor heating, glazed screens looking through into hallway.

## DINING / FAMILY ROOM

With bi-fold doors onto rear garden, stone tiled floor with under floor heating, opening to kitchen.

## STUDY

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

## KITCHEN / DINING ROOM

With feature vaulted ceiling with oak beam and 6 velux windows, bi-fold doors onto rear garden and 2 further double glazed windows to side aspect, fitted with a superb range of painted wall and base level storage units and drawers with quartz work surfaces and double bowl under mounted ceramic sink, appliances including American style fridge/freezer, range oven, dishwasher and wine cooler, island unit with oak top and breakfast bar with storage beneath, stone tiled floor with under floor heating.

## WALK-THROUGH BOOT ROOM

With bench seats with storage beneath, door to outside, stone tiled floor with under floor heating.

## UTILITY

With double glazed window to front aspect, ceramic sink unit and drainer with base level storage units, tall cupboard housing the central heating boiler. tiled floor with under floor heating.

## FIRST FLOOR LANDING

With feature glazed balustrading, cupboard housing hot water cylinder, radiator.

## BEDROOM 1

With double glazed windows to front and side aspect.

## DRESSING AREA

With radiator and 2 built-in double wardrobe wardrobes.

## ENSUITE

With walk-in shower, low level WC, oak wash stand with basin and tap, tongue-and-groove panelling, double glazed window to rear aspect, tiled floor, heated towel rail.

## BEDROOM 2

With double glazed windows to front and side aspects, radiator.

## DRESSING AREA

With wardrobe and radiator.

## BEDROOM 3

With 2 double glazed windows to rear aspect, built-in double wardrobe, radiator.

## BEDROOM 4

With 2 double glazed windows to rear aspect, built-in double wardrobe, radiator.

## BATHROOM

With suite comprising low level WC, oak wash stand with basin and tap, panelled bath with shower above, tongue-and-groove panelling, double glazed window to rear aspect, heated towel rail.

## OUTSIDE

To the rear of the property there is an enclosed and walled garden with an extensive area of sandstone patio and a lawn. Gated access leads out onto a driveway where there is a spacious double cart lodge. There is also pedestrian access alongside the property leading to the utility room.

## AGENTS 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 - no yet assessed according to Gov.uk website  
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 - 2509 according to the floor plan  
Parking - 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 in the area 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

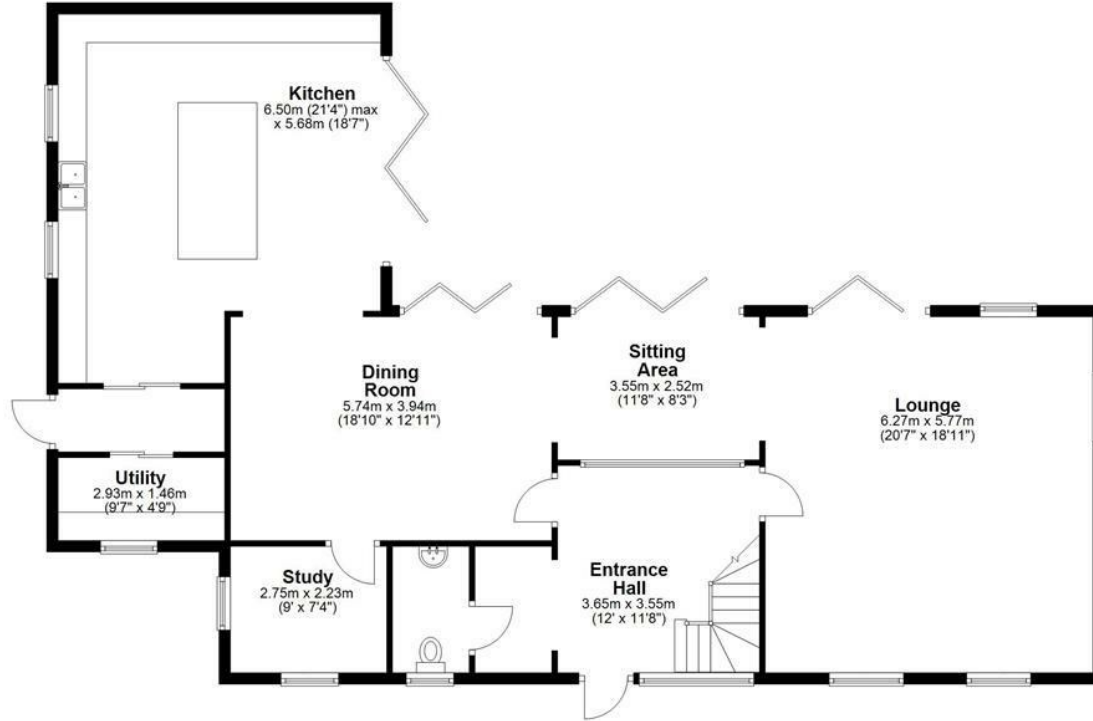


Offers In Excess Of £800,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - East Cambs District Council



**Ground Floor**

Approx. 137.6 sq. metres (1481.1 sq. feet)



**First Floor**

Approx. 95.5 sq. metres (1028.2 sq. feet)



Total area: approx. 233.1 sq. metres (2509.2 sq. feet)



25 Market Place, Ely, CB7 4NP  
01353 654900 | [ely@cheffins.co.uk](mailto:ely@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.