



Hundred Foot Bank, Oxlode, Pymoor, CB6 2EB

CHEFFINS

Hundred Foot Bank

Oxlode, Pymoor,
CB6 2EB

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Guide Price £550,000

- Pottton Style Home
- Edge of Village Location with Countryside Views
- Dual Aspect Lounge & Kitchen / Diner
- Ground Floor Study / Bedroom 4
- 3 First Floor Bedrooms (1 Ensuite & Master & Bedroom 2 with Walk-in Dressing Rooms)
- Large Driveway & Double Garage
- Mature Beautifully Maintained Rear Garden
- Freehold / Council Tax Band D/ EPC Rating D

Are you looking for the country retreat? You must take a look at this beautifully presented, Pottton home located on the outskirts of Little Downham.

Offering no nearby neighbors and views across countryside, this immaculate home offers flexible accommodation for a growing family.

To the ground floor is a dual aspect lounge that has an inglenook style fireplace with log burner, a generous, light and well equipped kitchen / diner, a utility room, ground floor cloakroom plus a good sized study that could be used as a bedroom should the need arise.

Upstairs there are 3 double bedrooms, 2 of which have walk in wardrobes, the master further benefitting from an ensuite shower room. There is also a refitted family bathroom that complete the internal accommodation.

Outside is a beautifully maintained garden with mature trees and plants, a raised decked patio that enjoys views over countryside as well as a greenhouse, shed, vegetable patch and a log store. To the front is a large graveled driveway providing off road parking for several cars leading up to the detached double garage. There is also a mature garden with trees & plants inset as well as a summerhouse.

This really is a one off property and certainly like nothing else on the market. To fully appreciate all that is on offer, we highly recommend an early viewing. Get in touch with us to secure your appointment.





LOCATION

Oxlode is approximately 3 miles from the village of Little Downham and is a rural hamlet. The cathedral city of Ely is approximately 7 miles away. Village amenities are situated at nearby Little Downham (3 miles) with a full range of facilities located at Ely. Ely has a mainline rail service to London (70 miles) via Cambridge (15 miles).

ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM

With low level WC, wash hand basin, radiator.

STUDY / BEDROOM 4

With window to front aspect, radiator.

LOUNGE

With inglenook fireplace with log burner, window to side aspect, door to rear aspect leading to the garden, radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, windows to front and rear aspect, 2 windows to the side aspect, integral dishwasher, double oven, integral fridge/freezer, 4-ring induction hob with extractor hood over, radiator. Door through to:

UTILITY ROOM

With window and door to rear aspect, plumbing for washing machine, floor standing boiler.

FIRST FLOOR LANDING**BEDROOM 1**

With windows to front and side aspects, radiator, airing cupboard housing hot water tank, further built-in storage cupboard.

WALK-IN WARDROBE/DRESSING AREA**ENSUITE**

With Velux window to the rear aspect, low level WC, wash hand basin, shower cubicle, heated towel rail.

BEDROOM 2

With windows to front and side aspects, radiator

WALK-IN WARDROBE

With eaves access.

BEDROOM 3

With window to side aspect, eaves storage/access, radiator.

BATHROOM

With Velux window to the rear, vanity wash hand basin, low level WC, 'P' shaped bath with shower over, heated towel rail.

OUTSIDE

A gravelled driveway to the front provides off road parking, there is also a summerhouse and mature shrubs and trees to borders, together with a double garage with power and light connected, 2 electric up and over door and, window and door to side into the garden.

The rear garden is mainly laid to lawn with mature, shrubs, hedge and plant borders. There is a raised decked patio leading straight out from the rear of the

house, together with a greenhouse, shed, gated access to the front at either side, log store to side and vegetable garden to rear.

The property backs onto open fields with far reaching, panoramic views.

AGENTS NOTE


For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





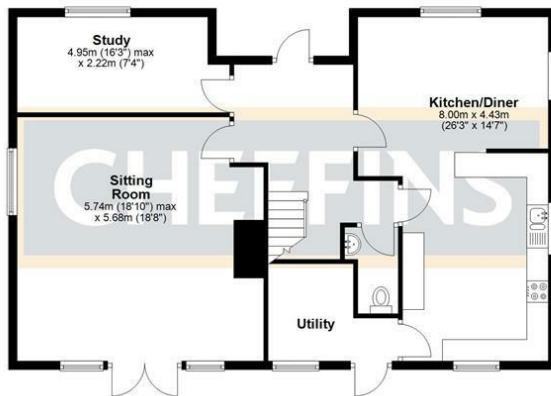
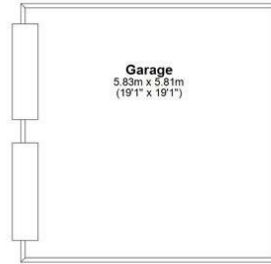
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



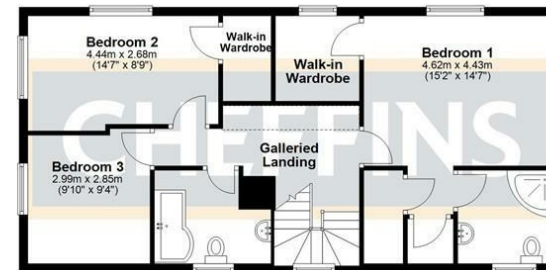
Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council



Ground Floor
Approx. 128.9 sq. metres (1387.4 sq. feet)



First Floor
Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 199.5 sq. metres (2147.4 sq. feet)

25 Market Place, Ely, CB7 4NP
01353 654900 | ely@cheffins.co.uk | cheffins.co.uk

