



Houghtons Lane, Isleham, CB7 5SR

**CHEFFINS**



# Houghtons Lane

Isleham,  
CB7 5SR

- Individual detached home
- 5 bedrooms - 3 ensembles
- Over 3000 sq. ft. of accommodation
- Stunning fitted kitchen/dining space
- Semi-rural location
- Underfloor heating
- Double garage
- Finished to a high specification

A spacious and well presented five bedroom detached family home occupying a generous plot in a semi rural location in the village of Isleham. This newly built property offers well proportioned rooms including a lounge with feature fireplace, a fitted kitchen breakfast/dining room with bi-folding doors to the garden and a separate utility room. A stunning oak staircase with glass balustrading runs up to a central galleried landing that provides access to the five generous bedrooms, three with ensembles. Outside there are front and rear gardens and a double garage with twin electric roller doors.

5 4 3

Guide Price £825,000





## LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

**COVERED ENTRANCE**

with oak beams and outside lighting with a pair of entrance doors leading into:

**RECEPTION HALLWAY**

with oak and glazed staircase with galleried landing, coved ceiling with inset downlighters, underfloor heating, coats cupboard.

**CLOAKROOM**

fitted with white suite comprising low level dual flush w.c, wash hand basin with mixer tap, tiled splashbacks, cupboard below, coved ceiling with inset downlighters, extractor fan, underfloor heating, double glazed and frosted window.

**LIVING ROOM**

approached via twin panelled and glazed doors from reception hallway, coved ceiling with a range of inset downlighters, feature fireplace with oak bressumer beam, natural exposed brickwork, stone hearth, double glazed windows to the side and double glazed bi-fold doors to the rear with integral blinds.

**DINING ROOM**

coved ceiling with inset downlighters, underfloor heating, twin panelled and glazed doors leading through to kitchen, bi-fold doors with integral blinds to the rear.

**OFFICE/SNUG**

coved ceiling with inset downlighters, underfloor heating, double glazed window to the front.

**KITCHEN/BREAKFAST ROOM**

Kitchen is fitted with a generous range of

storage cupboards and drawers to base and eye level with stone working surfaces and upstands and double bowl sink unit with mixer tap, central island unit with stone top incorporating breakfast bar, storage cupboards below, AEG hob with extractor fan, pair of fitted AEG ovens, pull-out larder cupboard, fitted and concealed refrigerator and freezer, fitted and concealed dishwasher and recycling bins, dresser style unit with shelving and glazed fronted display cabinets incorporating wine cooler, underfloor heating, double glazed window to the side, bi-fold doors to the rear with integral blinds.

**UTILITY/BOOT ROOM**

stone working surfaces and upstands, inset single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, plumbing and space for tumble dryer, range of fitted storage cupboards, cupboard housing insulated hot water tank, heating controls, panelled and frosted glazed door leading to outside, double glazed window to the side, door through to garage.

**ON THE FIRST FLOOR****GALLERIED LANDING**

with oak and glaze balustrade, storage cupboard with courtesy light, coved ceiling with inset downlighters, double glazed window to the front.

**BEDROOM 1**

ceiling with inset downlighters, double glazed Velux rooflights, double panelled radiators, walk-in wardrobe with hanging rail, radiator.

**ENSUITE**

fitted with four piece suite comprising freestanding double ended bath with floor mounted mixer tap with handheld shower rose, walk-in tiled shower cubicle with drencher shower head and hand held rose, dual flush w.c, and wash hand basin with mixer tap, storage drawers below, tiled floor, heated towel rail/radiator, double glazed Velux rooflight, extractor fan.

**BEDROOM 2**

coved ceiling with inset downlighters, radiator, double glazed window to the rear, fitted wardrobe cupboard.

**ENSUITE SHOWER ROOM**

walk-in tiled shower, glazed door, drencher shower head, hand held rose, low level dual flush w.c, wash hand basin with mixer tap, storage cupboards below, tiled floor, tiled walls, shaver point, heated towel rail/radiator, ceiling with inset downlighters, extractor, double glazed and frosted window.

**BEDROOM 3**

coved ceiling with inset downlighters, radiator, fitted wardrobe cupboard, double glazed window to the rear.

**ENSUITE SHOWER ROOM**

walk-in tiled shower, drencher shower head, hand held rose, glazed sliding door, dual flush w.c., wash hand basin with mixer tap, storage cupboards, tiled walls and floor, extractor fan, ceiling with inset downlighters, shaver point.

**BEDROOM 4**

fitted wardrobe cupboards, ceiling with inset downlighters, radiator, double glazed window to the front.

**BEDROOM 5**

coved ceiling with inset downlighters, fitted wardrobe cupboard, radiator, double glazed window to the rear.

**FAMILY BATHROOM**

with white four piece suite comprising freestanding double ended bath, wash hand basin with mixer tap, storage cupboards and drawers below, dual flush w.c, and walk-in shower with drencher shower head, hand held rose, tiling to walls and floor, ceiling with inset downlighters, extractor fan, heated towel rail/radiator, double glazed and frosted window.

**OUTSIDE**

Located within a good size plot with post and rail fencing to the front with a pair of lawned areas and large driveway with block paved hardstanding area.

Rear garden enclosed by fencing which will be turfed or seeded with large paved patio, paved pathway to other side with air source heat pump.

**GARAGE**

with a pair of roller doors to the front, ceiling with inset downlighters and double glazed window to the side.

**MATERIAL INFORMATION**

- Tenure - Freehold
- Council tax band - F



























## Energy Efficiency Rating

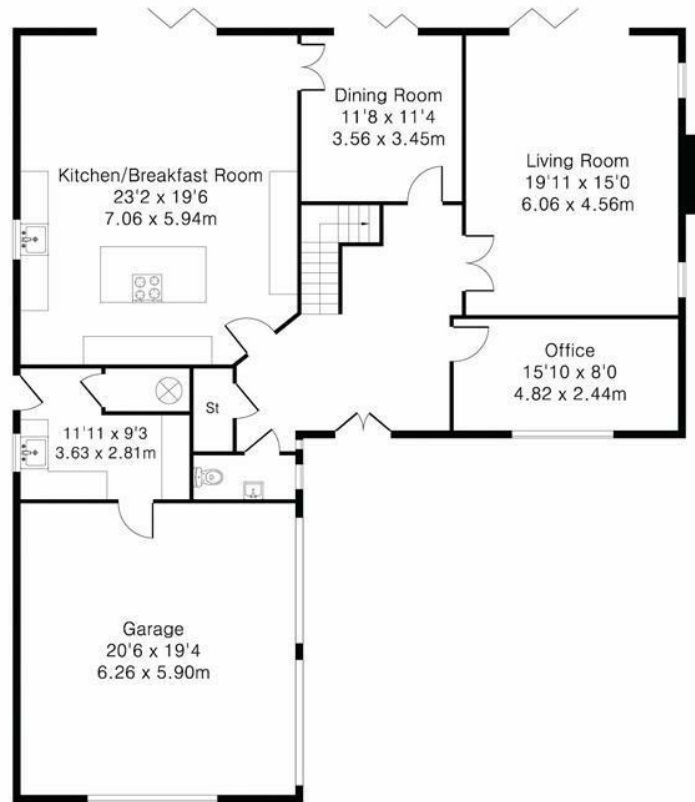
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Gross Internal Area 3112 sq ft – 289 sq m

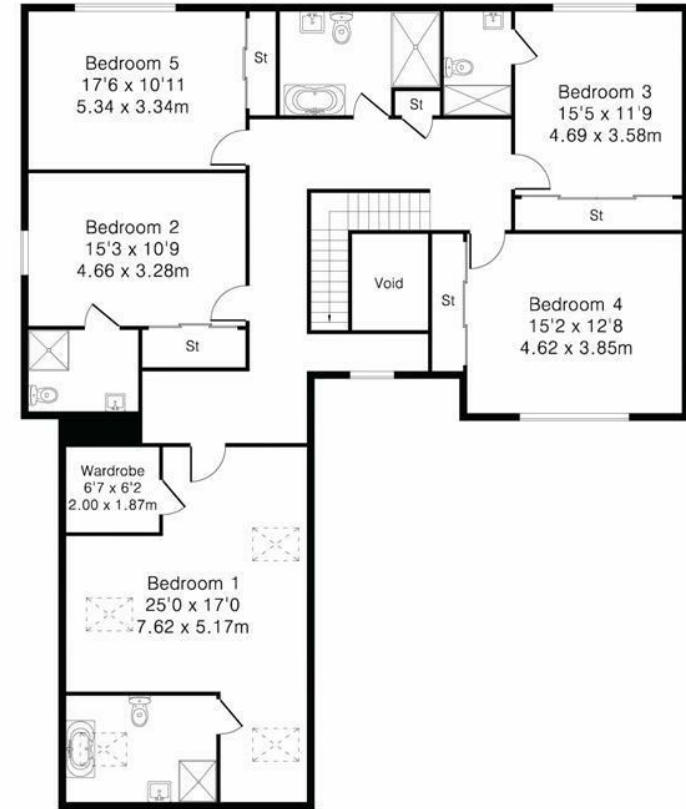
Ground Floor Area 1381 sq ft – 128 sq m

First Floor Area 1731 sq ft – 161 sq m

Garage Area 398 sq ft – 37 sq m



Ground Floor



First Floor

Guide Price £825,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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