



Speed Lane, Soham, CB7 5BT

CHEFFINS

Speed Lane

Soham,
CB7 5BT

5 2 3

Guide Price £500,000

- Individual Period House
- Sympathetically Extended Accommodation
- 4 Bedrooms
- 3 Reception Rooms
- 1 Bedroom Annexe
- Delightful Large Garden
- Conservation Area

A highly individual 4 bedroom period property with a self-contained 1 bedroom annexe and situated in a no through lane close to the centre of the town and in a conservation area. The property offers exceptional character and benefits from a large dining room and separate living room, 4 bedrooms and a bathroom on the first floor and a self contained 1 bedroom annexe. Features include a large driveway and double garage and delightful established gardens to the rear.





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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

located to the side of the property with a half glazed entrance door, tiled flooring, access through to;

DINING ROOM

with wood flooring.

KITCHEN

with a range of fitted base cupboards, freestanding Rangemaster Range, sink unit with boiling water tap, pantry cupboard, stairs leading to the first floor.

UTILITY ROOM

with sink and drainer, tiled flooring.

CLOAKROOM

with a hand basin, low level WC, tiled flooring.

SIDE LOBBY

with a half glazed door leading to the outside, tiled flooring.

LIVING ROOM

with a fireplace with wood burning stove and quarry tiled hearth, wood flooring, pair of doors leading to the dining room and further doors opening onto the garden.

STUDY

forming part of the annexe with a separate entrance door, a double aspect room with under floor heating and stairs leading to the first floor annexe accommodation.

FIRST FLOOR**LANDING****BEDROOM 1**

with fitted wardrobes and a large walk-in storage cupboard.

BEDROOM 2

with built-in wardrobe.

BEDROOM 3

with built-in wardrobe.

BEDROOM 4**FAMILY BATHROOM**

with a panelled bath, separate tiled shower cubicle, low level WC, hand wash basin with vanity storage below.

FIRST FLOOR LANDING

(annexe accommodation accessed from the study)

BEDROOM/LIVING ROOM

A double aspect room with sloping ceilings with doorway access to the rear external staircase leading into the garden.

SHOWER ROOM

with a shower cubicle, hand basin, low level WC.

OUTSIDE

The front of the property stands onto Speed Lane and to the right hand side is a shingled driveway with ample parking for several vehicles. The entrance door to the house on the left hand side and directly ahead is the door leading to the annexe accommodation.

To the rear of the property are delightful established gardens laid to lawn with a wealth of established shrubs and a paved patio and seating area.

DOUBLE GARAGE

(under the annexe accommodation)

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Period House

Property Construction - Traditional Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1571.53

Parking - Double Garage and Driveway

Heating sources - Gas central heating and wood burning stove in the living room.

Restrictions - The property has Article 4 restrictions and so any work to the front of the property will require planning permission from East Cambridgeshire Council. Please visit their website for further information.
Conservation Area - Yes in Soham


For further Material Information, please see the link on our website.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 Local Authority - East Cambridgeshire





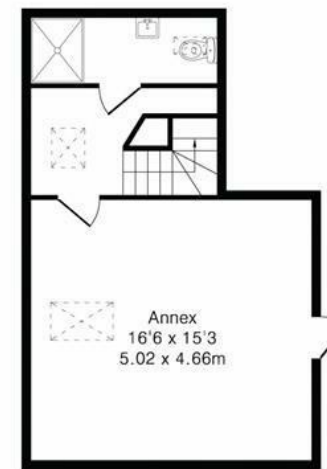
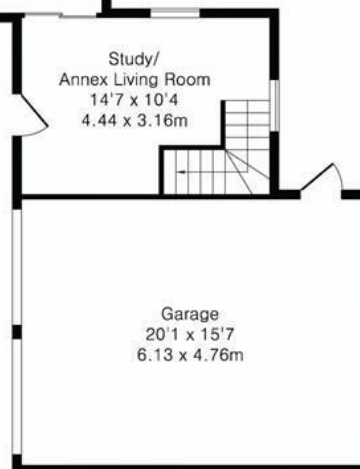
Approximate Gross Internal Area 2351 sq ft – 219 sq m
 Ground Floor Area 1084 sq ft – 101 sq m
 First Floor Area 1267 sq ft – 118 sq m
 Garage Area 315 sq ft – 29 sq m



Ground Floor



First Floor



First Floor



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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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.