



Great Fen Road, Soham, CB7 5UH

CHEFFINS

Great Fen Road

Soham,
CB7 5UH

- Substantial detached residence
- Beautifully presented accommodation throughout
- Underfloor heating to ground floor and bathrooms with individual thermostats
- Security alarm and CCTV
- Grounds approaching 1.5 acres incorporating stables and paddock
- Newly constructed garden studio/games room
- Rural location with lovely views
- Ample off road parking and double garage

A recently built four bedroom detached family home in a rural location with stunning Fenland views over open farmland. Finished to a very high standard, this property must be seen to be fully appreciated. Set in land approaching 1.5 acres, the plot includes three stables, paddock and field shelter and a games room overlooking the garden. The bedrooms are generous in size and two have ensuite bathrooms with dressing rooms. At the heart of the house is a kitchen/dining room with bifold doors that overlook the terraced garden and paddock.

5 3 2

Guide Price £825,000





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

GROUND FLOOR

ENTRANCE HALL

Entrance door and a pair of double glazed windows to the front aspect, staircase rising to the first floor, ceramic tiled flooring and a large built-in coat cupboard.

CLOAKROOM

Comprising low level WC, pedestal wash basin, ceramic tiled flooring and double glazed window to the side aspect.

LOUNGE

Double glazed window to the front aspect and feature fireplace with hearth, brick surround and wood burning stove.

KITCHEN/DINING/FAMILY ROOM

A light and spacious, open plan room with double glazed windows to the side and rear aspects, bi-folding doors opening to the rear garden, ceramic tiled flooring and wood panelled walls. The kitchen is fitted with a range of base and wall mounted units with work surfaces over, butler sink with mixer tap, space for a range style cooker with extractor hood over, space for American style fridge, integrated dishwasher and large central island incorporating breakfast bar with cupboards beneath.

STUDY

Double glazed window to the front aspect.

INNER HALL

Wood panelled walls, ceramic tiled flooring and large storage cupboard with door to the side aspect.

UTILITY ROOM

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer and double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Feature double glazed window to the front aspect and large built-in linen cupboard.

BEDROOM 1

Bi-folding doors opening to a Juliet balcony overlooking the rear garden, double glazed window to the side aspect and built-in wardrobes. Door to:

DRESSING ROOM

Built-in wardrobe and door to:

EN SUITE

Comprising double width shower enclosure with drench shower head, panelled bath with mixer tap and shower over, vanity wash basin, low level WC, heated towel rail and ceramic tiled flooring.

BEDROOM 2

Double glazed window to the front aspect. Opening to:

WALK-IN DRESSING ROOM

Built-in wardrobes and door to:

EN SUITE

Comprising double width shower enclosure with drench shower head, low level WC, vanity wash basin, heated towel rail, ceramic tiled flooring and double glazed window to the side aspect.

BEDROOM 3

Double glazed window to the front aspect.

BEDROOM 4

Double glazed window to the rear aspect.

FAMILY BATHROOM

Comprising panelled bath with mixer tap, double width shower enclosure with drench shower head, low level WC, vanity wash basin, heated towel rail, ceramic tiled flooring and double glazed window to the side aspect.

OUTSIDE

To the front of the property, the garden is fully enclosed by post and rail fencing with double width gates providing access to the gravelled driveway providing parking for several vehicles and access to the double garage. The garden features a lawn area with trees and flower and shrub borders.

The rear garden is predominantly laid to lawn with a paved terrace, flower and shrub borders and enclosed by post and rail fencing and hedgerows. There is an upper paved terrace with gated access to an enclosed utility area housing the air source heat pump and access to the septic tank, two timber sheds with power and lighting connected. A pathway leads to a lower terrace with a patio and the newly built studio/games room. There is gated access to a stable block with 3 timber stables, power and lighting connected, in turn leading to the paddock with post and rail fencing, field shelter and vehicular access to the side.

STUDIO/GAMES ROOM

Double glazed windows to the side aspect, sky light and bi-folding doors to the garden. Electric heating and internet access.

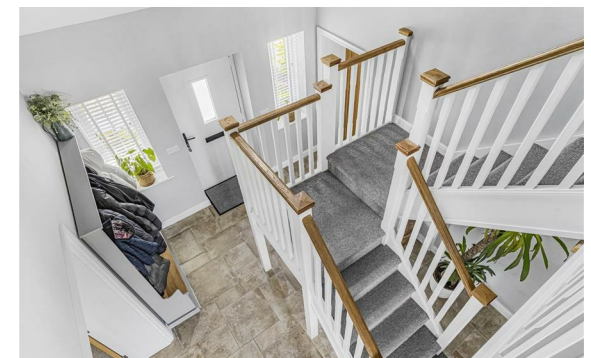
DOUBLE GARAGE

A pair of electric up and over doors, power and lighting connected and loft storage space.

AGENT'S NOTES

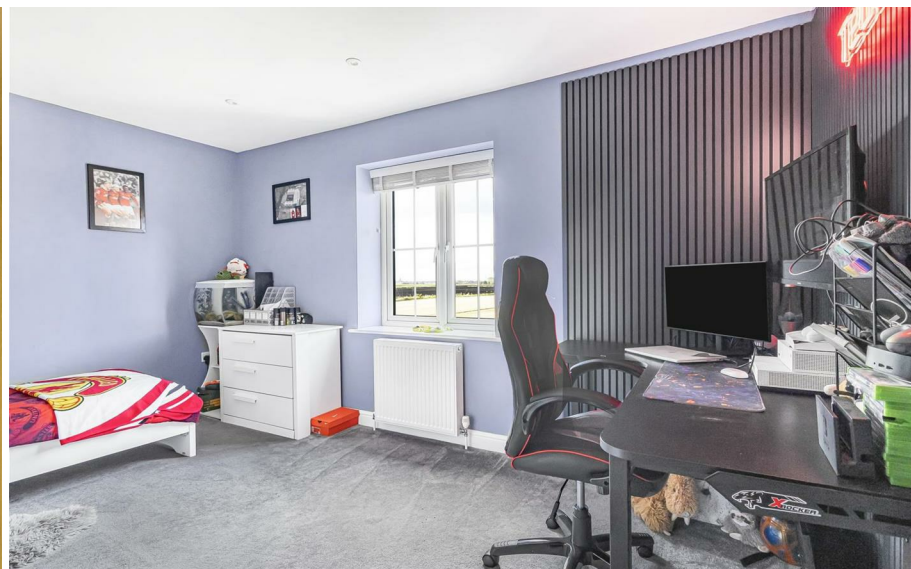
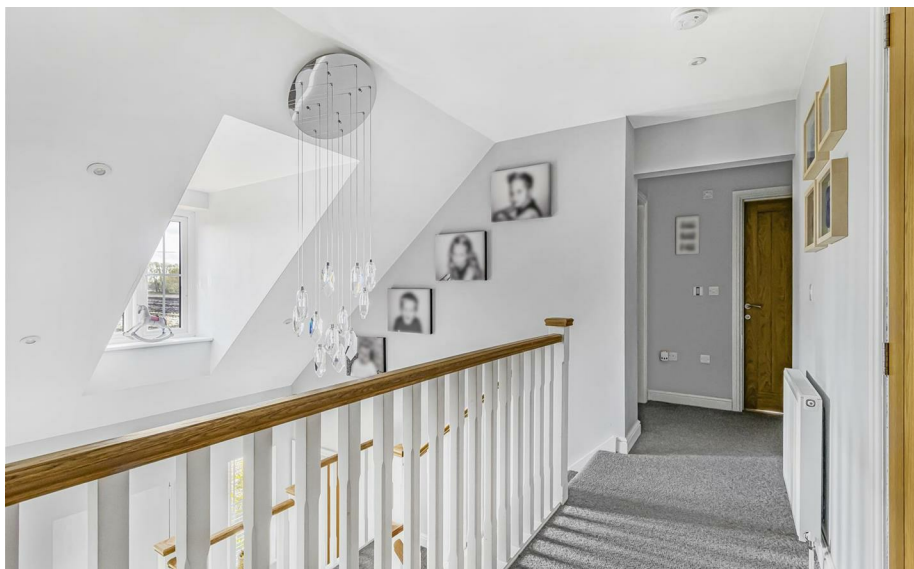
For more information on this property, please refer to the Material Information brochure that can be found on our website.

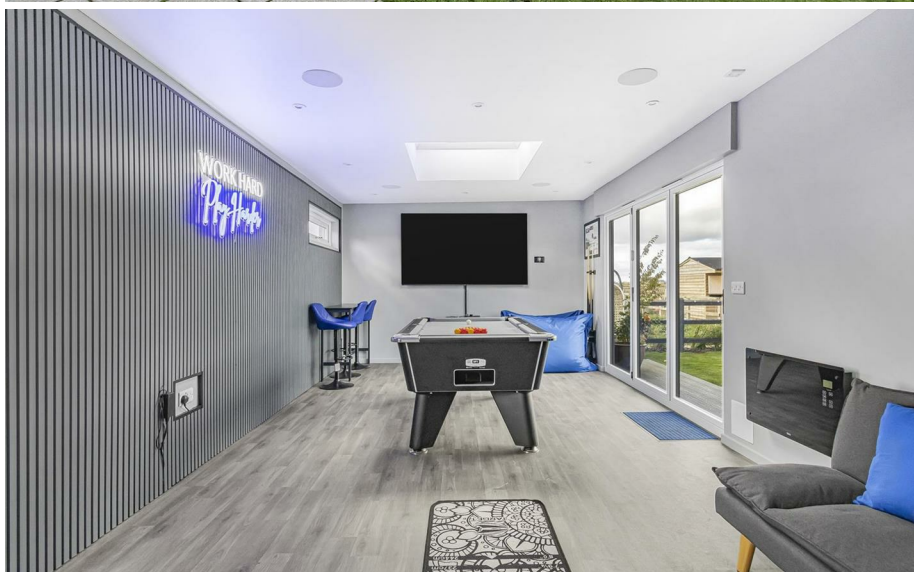
Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.











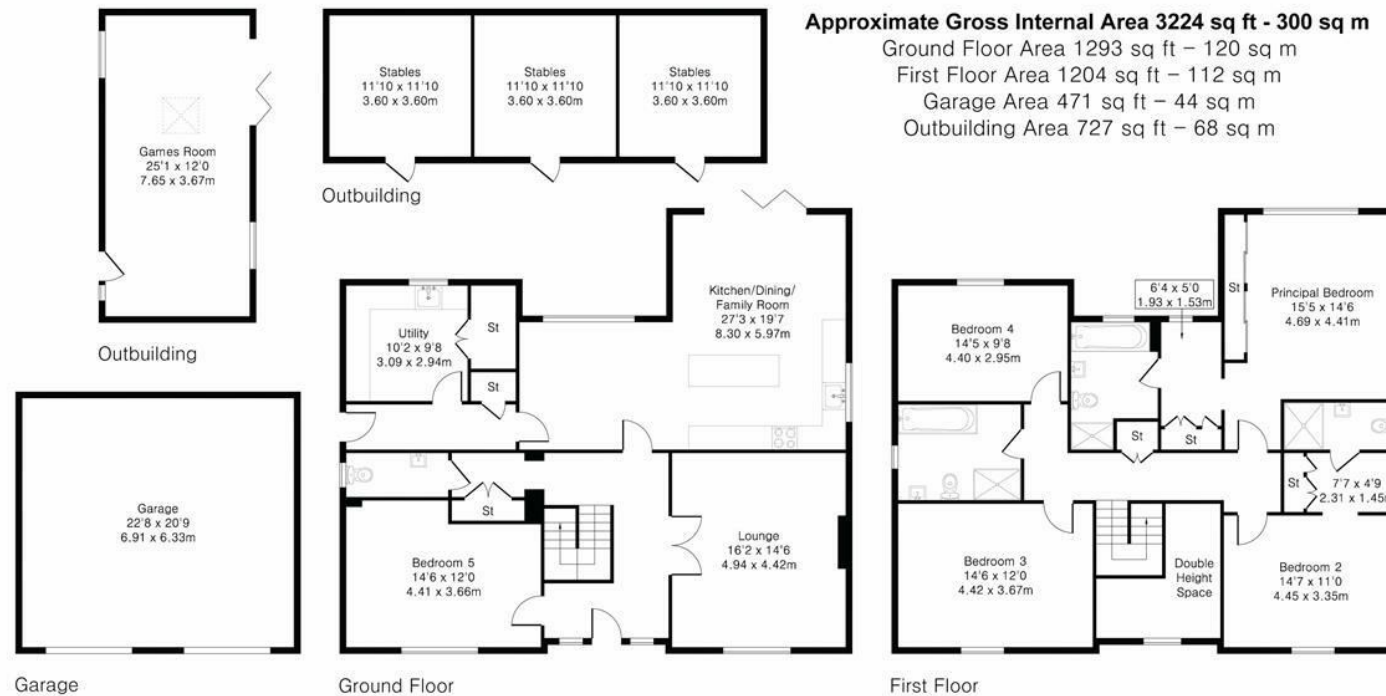
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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









Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | 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.