



Lode lane,
Wicken

DAVID
BURR





7 Lode Lane, Wicken, CB7 5XP

Wicken is a small village on the edge of the fens near Soham in East Cambridgeshire, 10 miles north east of Cambridge and 5 miles south of Ely. It is best known as the site of Wicken Fen, an historic National Trust nature reserve with facilities for dog walking, off-road cycling and horse-riding. It also has a rare example of an operational smock windmill dating from 1813, and a well-regarded pub-restaurant 'The Maids Head'. Nearby centres include Cambridge (with its famous university), Newmarket (the home of horse racing), Ely and Bury St Edmunds (each boasting beautiful cathedrals). Roads offer good access to the east-west A14 corridor and on to the A1 (north) and M11 (south): Ely and Cambridge offer frequent rail links to London (Kings Cross and Liverpool St).

Offering generous and versatile rooms, a large double garage and mature wraparound gardens, the property presents an exciting opportunity for modernisation and significant extension, subject to the necessary planning consents. Accommodation comprising of cloakroom, spacious kitchen/breakfast room, sitting/dining room, study/office, ground floor bedroom and shower room, together with three first floor bedrooms. Of particular note is the substantial double garage, which offers excellent workshop/storage space and potential to extend the accommodation above or into, subject to planning.

A detached 3/4-bedroom home occupying a delightful semi-rural position along a quiet lane, close to the renowned Wicken Fen Nature Reserve.

Ground Floor

ENTRANCE PORCH

Glazed entrance door leading into:

ENTRANCE HALL

A spacious entrance hall with staircase rising to the first floor, doors leading to the principal reception rooms and useful understairs storage cupboard.

CLOAKROOM

With tiled floor, low-level WC, wash hand basin and window to front aspect.

KITCHEN/BREAKFAST ROOM

A particularly spacious room fitted with a range of high and low-level storage units with work surfaces over, incorporating a 1½ bowl sink and drainer with mixer tap. There is space for an oven with extractor hood over, plumbing and space for dishwasher and washing machine, and an oil-fired boiler with airing cupboard housing the hot water cylinder. Double aspect windows overlook the front and side, with doors leading to the garage and sitting/dining room, together with a further door to the study.

STUDY/OFFICE

With window and door overlooking the rear garden.

SITTING/DINING ROOM

A generous reception room with windows to the side and rear. The room is divided into two distinct areas by attractive brick archways, with an open fireplace providing a focal point.

SHOWER ROOM/WET ROOM

Part-tiled walls, shower area with curtain rail, low-level WC, wash hand basin, heated towel rail, extractor fan and window to front aspect.

GROUND FLOOR BEDROOM

A versatile double aspect room with windows to the front and side. Whilst currently utilised as a bedroom, this space could equally provide a further reception room, family room, playroom or home office depending upon individual requirements.

FIRST FLOOR LANDING

A spacious landing with large window overlooking the front, storage cupboard and further useful eaves storage. Doors leading to three bedrooms.

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BEDROOM ONE

With window overlooking the rear garden, useful eaves storage and wash hand basin with vanity cupboard beneath.

BEDROOM TWO

With window to side aspect and useful eaves storage.

BEDROOM THREE

With window overlooking the side aspect.

DOUBLE GARAGE

A particularly generous double garage providing excellent workshop, storage and parking facilities. The garage has pedestrian access from the front and a further door to the rear, together with window to rear aspect, power and lighting. The electric meter and fuse boards are also housed within. The substantial footprint offers excellent potential for conversion or extension above, subject to the necessary planning consents.

OUTSIDE

The property occupies a generous plot with mature wraparound gardens providing a good degree of privacy and a lovely semi-rural setting. A driveway provides ample off-road parking and leads to the substantial double garage. The gardens are predominantly laid to lawn and feature a wealth of established trees, mature planting and a variety of fruit trees. There are also two garden sheds and an oil storage tank. The gardens wrap around the property, creating a particularly generous outdoor space, with the rear garden enjoying a south-westerly aspect and a pleasant degree of privacy. The property enjoys attractive views across the surrounding countryside from the front, whilst its position along Lode Lane provides a peaceful setting just moments from the exceptional natural surroundings of Wicken Fen.

LOCAL AUTHORITY East Cambridgeshire Council

COUNCIL TAX BAND E. (£2,728.78 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS tracks.livid.apron

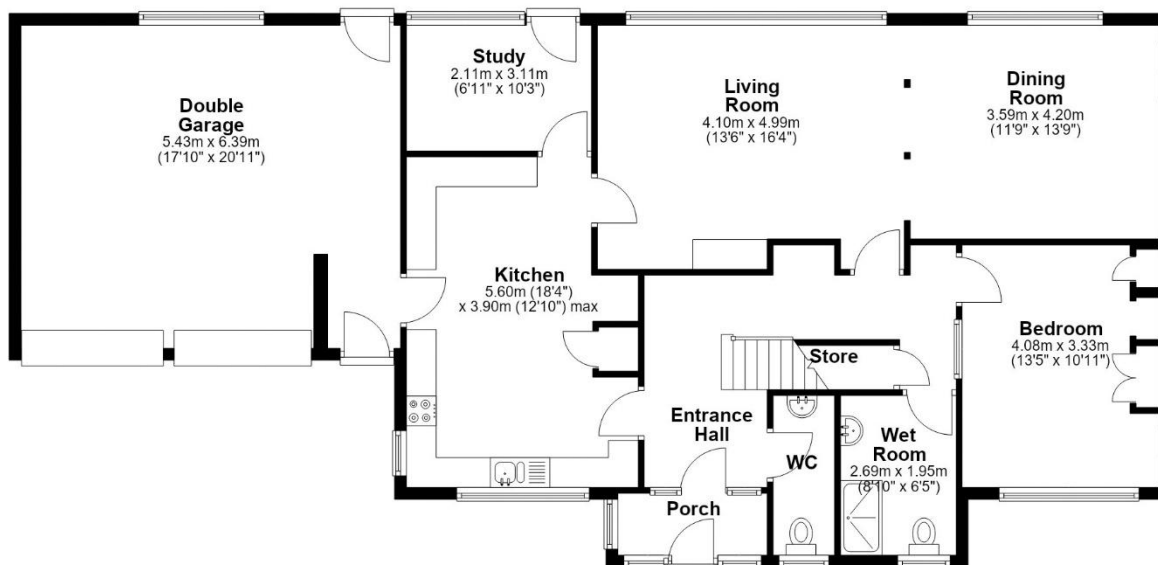
VIEWING Strictly by prior appointment only through DAVID BURR.

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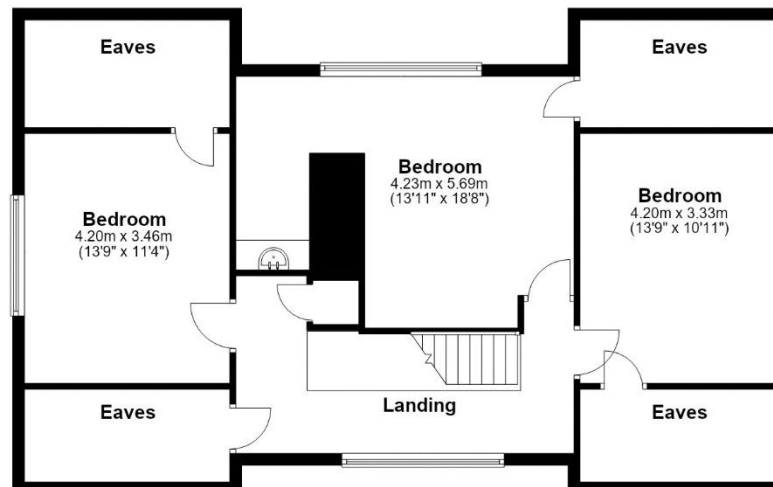
Ground Floor

Approx. 139.9 sq. metres (1506.0 sq. feet)



First Floor

Approx. 90.1 sq. metres (969.9 sq. feet)



Total area: approx. 230.0 sq. metres (2475.9 sq. feet)

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