



**Tokai Cottage, 2 West Fen Drove,  
Whittlesey**

**DAVID  
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# Tokai Cottage, 2 West Fen Drove, Turves, Whittlesey, PE7 2HR

The historic market town of Whittlesey lies on the edge of the Cambridgeshire Fens, offering a unique blend of character, community and open countryside. With its traditional High Street, independent shops, pubs and everyday amenities, the town provides a welcoming and well-served setting for family life. Surrounded by wide Fenland skies and scenic waterways, yet conveniently located for access to Peterborough and beyond, Whittlesey combines rural charm with practical connectivity.

Tokai Cottage is idyllically positioned at the end of a private road, enjoying far-reaching panoramic views across the surrounding Fenland countryside. This semi-detached home offers well-balanced accommodation including a sitting room with multi-fuel burner, open-plan kitchen/dining room, study, conservatory and ground floor cloakroom, together with three bedrooms and a family bathroom. Outside, the property occupies a generous plot with ample off-road parking, a useful outbuilding and superb open views across farmland, creating a wonderful rural setting.

## An idyllically positioned semi-detached cottage with far-reaching Fenland views, generous gardens and versatile accommodation.

### Ground Floor

**ENTRANCE HALL** Stairs rising to the first floor, access to the principal reception rooms.

**LIVING ROOM** A double-aspect reception room with window to the front and French doors opening to the rear garden, featuring a log burner as a focal point.

**KITCHEN / DINING ROOM** A double-aspect room with windows to the front and rear. Fitted with a range of eye and base level units with work surfaces over, inset sink and drainer, built-in electric hob with extractor above, plumbing for washing machine and space for fridge/freezer. Useful understairs storage cupboard, wooden flooring, fireplace and ample space for dining table and chairs.

**STUDY** A versatile room with front-facing window and built-in storage cupboards, ideal for home working.

**CLOAKROOM** Fitted with low level WC and wash hand basin.

**CONSERVATORY** A light-filled addition enjoying views over the rear garden with door opening onto the outside.

### First Floor

**LANDING** Access to bedrooms and family bathroom.

**BEDROOM 1** Double bedroom with fitted wardrobes and window to the front aspect.

**BEDROOM 2** Double bedroom with useful storage cupboard and window to the front aspect.

**BEDROOM 3** Single bedroom with window to the rear aspect.

**BATHROOM** Comprising panel bath with shower attachment, wash hand basin, low level WC and window to the rear.

### Outside

The property occupies a generous plot enjoying superb open views across surrounding farmland. The front garden is laid mainly to lawn and provides ample off-road parking, with a block-paved pathway leading to the entrance door.

The rear garden is predominantly lawned and offers an excellent degree of space, complemented by a patio terrace ideal for outdoor seating and entertaining, all set within a delightful rural setting.

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**SERVICES** Electric central heating to radiators. Mains water. Private drainage (Septic tank). Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** Fenland District Council

**COUNCIL TAX BAND A.** (£1,267.00 per annum)

**EPC E.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

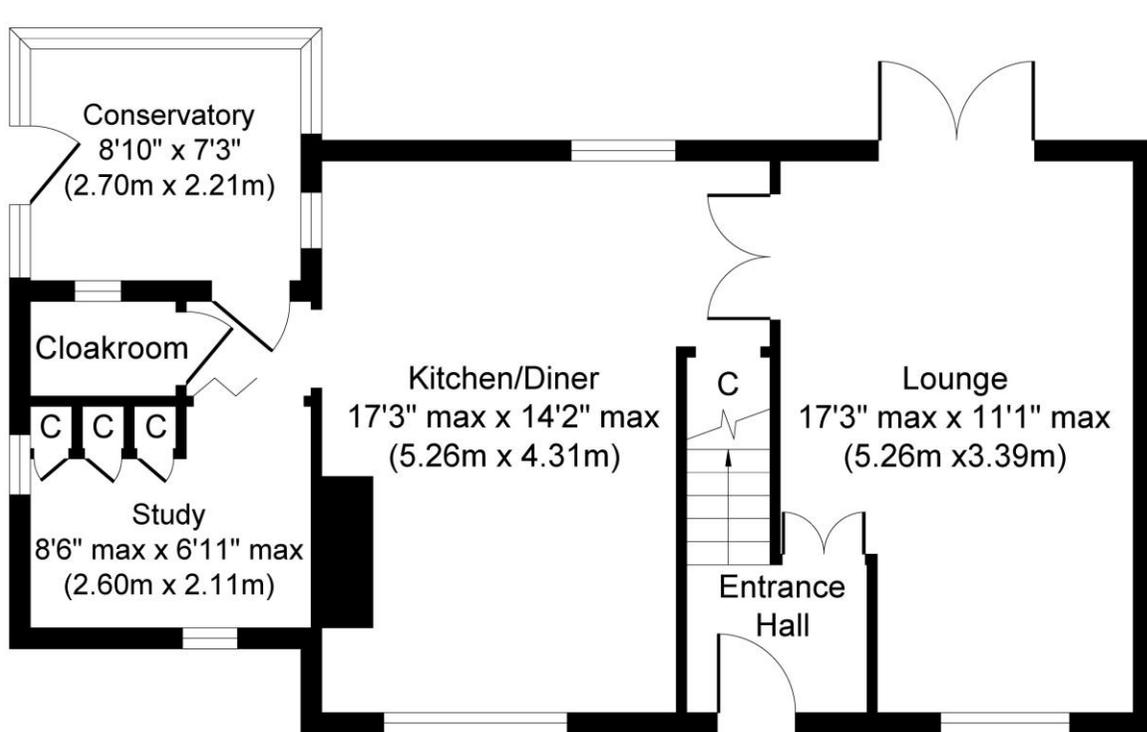
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 8 mbps download, up to 1 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** apes.horn.snitch

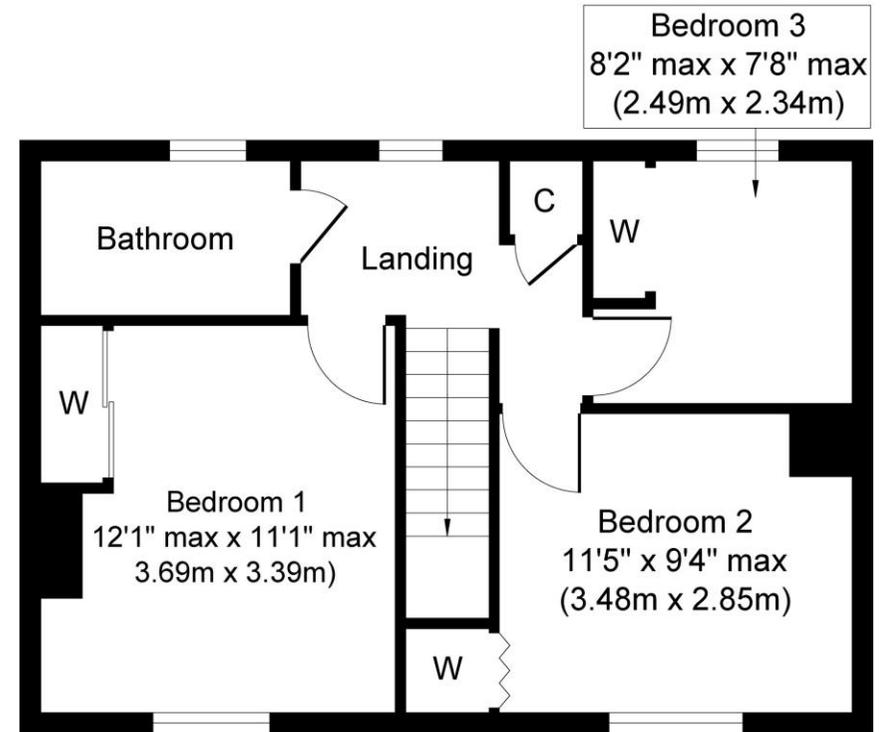
**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**607 sq. ft**  
**(56.37 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**442 sq. ft**  
**(41.02 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

