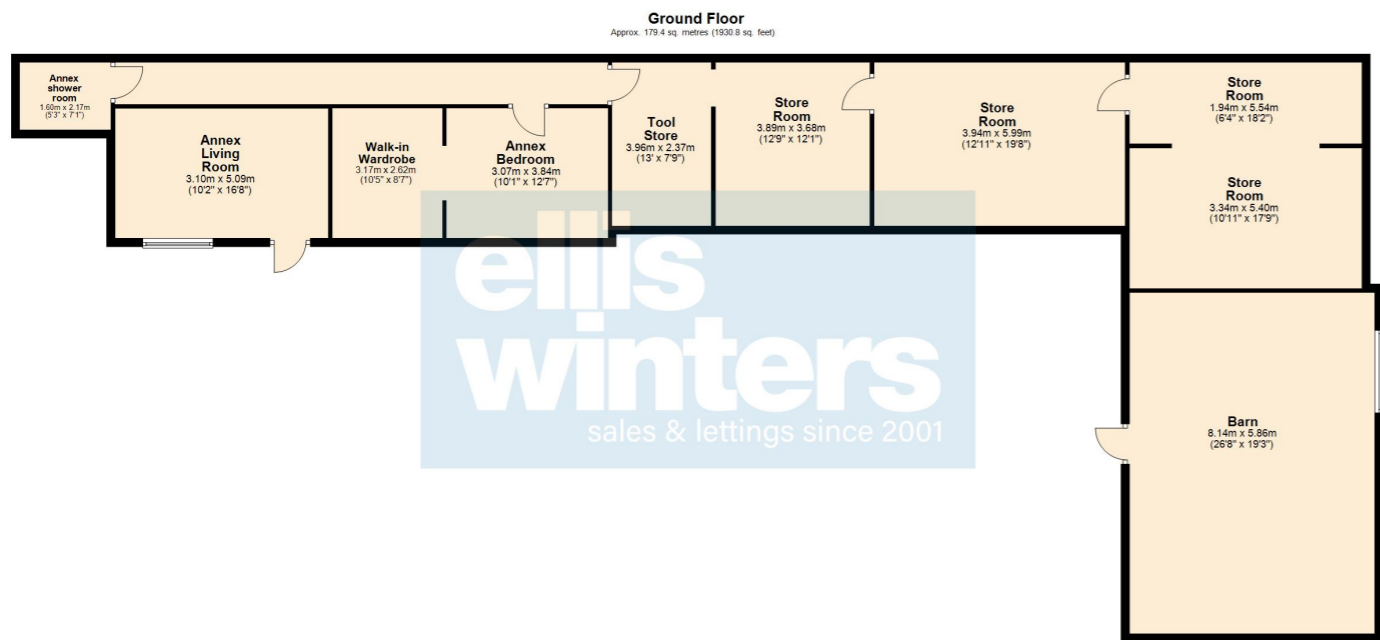


Total area: approx. 255.1 sq. metres (2745.8 sq. feet)



Total area: approx. 179.4 sq. metres (1930.8 sq. feet)

£530,000

High Street, Chatteris, Cambridgeshire PE16 6NP



To arrange a viewing call us now on 01354 694900

A rare opportunity to acquire a SUBSTANTIAL VICTORIAN property, brimming with CHARACTER and POTENTIAL. Set on a GENEROUS PLOT, this home offers a wealth of space, PERIOD FEATURES, and practical amenities. Enjoy ample off-road parking and a range of OUTBUILDINGS, perfect for hobbies, storage, or potential business use. The main house features a well-proportioned kitchen with a separate breakfast room, three inviting reception rooms, adorned with stunning fireplaces, and four generously sized bedrooms. A vast family bathroom caters to the needs of a busy household. Beyond the main residence lies a self-contained one-bedroom ANNEX, ideal for guests or rental income. Completing this impressive package are additional outbuildings, a barn, and a triple garage. This is a property that offers a multitude of possibilities for the discerning buyer.

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#### GROUND FLOOR

##### Hall

Original tile floor, stunning staircase leading to first floor.

##### Kitchen

7.25m (23'9") x 4.04m (13'3")  
Fitted with a matching range of wall and base units housing double electric oven, electric hob, 1½ sink and drainer, vaulted ceiling with exposed beams, under floor heating, brick herringbone floor, exposed brick fireplace, two windows to side.

##### Breakfast Room

3.89m (12'9") x 3.10m (10'2")  
Open to kitchen, tiled floor, built in dresser, window to side.

##### Pantry

2.61m (8'7") x 1.20m (3'11")  
Beautiful original pantry with shelving and internal cupboard.

##### Utility

1.87m (6'2") x 1.66m (5'5")  
Butler sink, plumbing for washing machine.

##### Dining Room

4.58m (15') x 4.56m (15')  
Window to front, beautiful marble fireplace.

##### Living Room

4.98m (16'4") x 4.57m (15')  
Window to front, stunning original fireplace.

##### Family Room

3.88m (12'9") x 3.80m (12'6")  
Windows to both rear and side, open fireplace, door with servants staircase.

#### FIRST FLOOR

##### Bedroom 1

4.62m (15'2") x 4.29m (14'1")  
Windows to both front and side, feature fireplace.

##### Bedroom 2

4.56m (15') x 3.77m (12'4")  
Window to front, stunning cast iron fireplace with marble surround, fitted wardrobes.

##### Bedroom 3

4.31m (14'2") x 3.93m (12'11")  
Window to rear, feature fireplace.

##### Bedroom 4

3.45m (11'4") x 2.87m (9'5")  
Window to front.

##### Bathroom

4.50m (14'9") x 3.89m (12'9")  
Fitted with a panelled corner bath, separate double shower cubicle, low level wc, bidet and hand wash basin. Window to rear.

#### ANNEX

Annex Living Room  
5.09m (16'8") x 3.10m (10'2")

Annex shower room  
2.17m (7'1") x 1.60m (5'3")

Walk-in Wardrobe

Annex Bedroom  
3.84m (12'7") x 3.07m (10'1")

#### OUTSIDE

Tool Store  
3.96m (13') x 2.37m (7'9")

Store Room  
3.89m (12'9") x 3.68m (12'1")

Store Room  
5.99m (19'8") x 3.94m (12'11")

Store Room  
5.54m (18'2") x 1.94m (6'4")

Store Room  
5.40m (17'9") x 3.34m (10'11")

#### Barn

8.14m (26'8") x 5.86m (19'3")

There is ample off road parking plus a triple garage. The property is set on a good size plot although some of the garden is inaccessible where it has overgrown.

#### AGENTS NOTE

There is some damp to the annex rooms..

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Fenland District Council tax band E  
Energy rating E

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 + VAT (£80 inc. VAT) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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