

£900,000

Brooklands, 1 New Woods Drive, Wimblington, March,
Cambridgeshire PE15 0FN



To arrange a viewing call us now on **01354 694900**

This individually ARCHITECT DESIGNED six bedroom DETACHED executive home occupies a GENEROUS PLOT and offers spacious, light filled accommodation throughout, including a welcoming living room, dedicated OFFICE and an impressive open plan kitchen/dining/family room ideal for modern family living and entertaining. The first floor provides four well proportioned double bedrooms, complemented by an en suite to one bedroom and a contemporary family bathroom, while the second floor is dedicated to a luxurious principal suite with dressing room and ensuite. In addition, a separate guest bedroom positioned above the double GARAGE benefits from its own private staircase and ensuite, creating an ideal space for visitors or multigenerational living. Externally, the property boasts a double garage, ample off road parking and a good sized garden, making this a superb and versatile family home.

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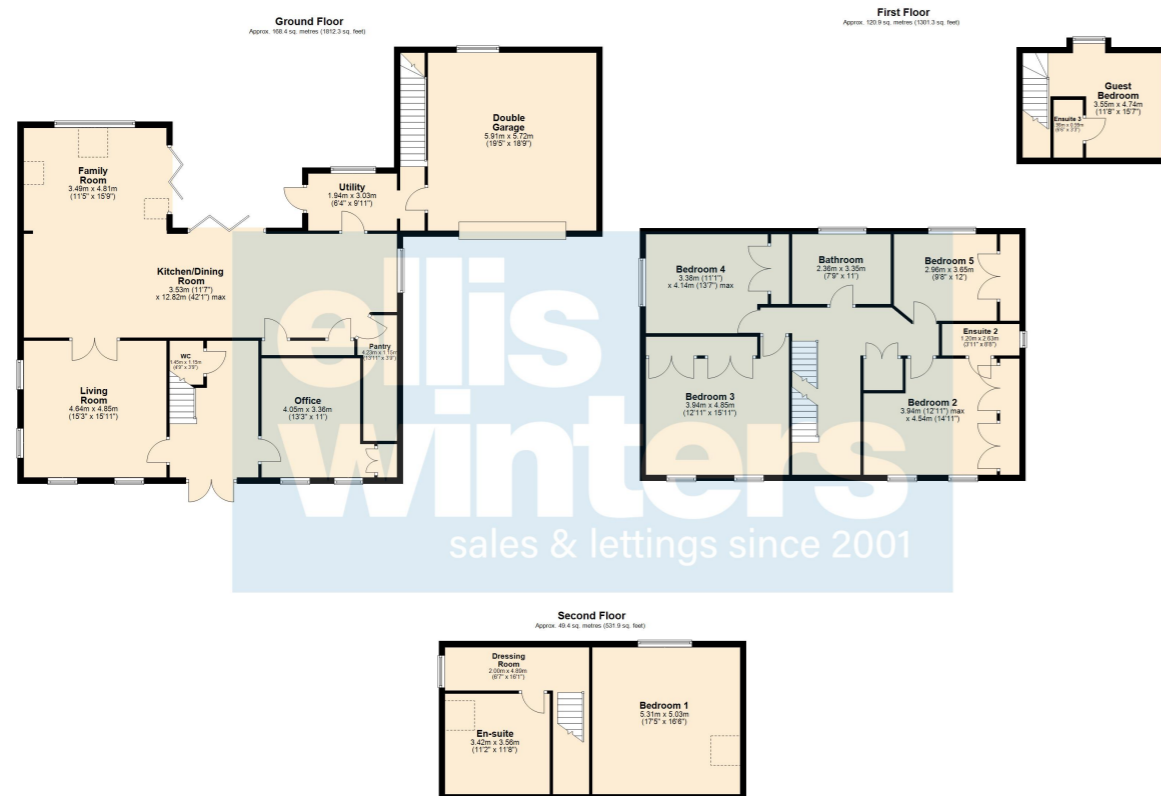
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Total area: approx. 338.7 sq. metres (3645.5 sq. feet)

GROUND FLOOR

Living Room

4.85m (15'11") x 4.64m (15'3")
Dual aspect windows to both front and side,
double doors into dining area.

Office

4.05m (13'3") x 3.36m (11')
Two windows to front, plant room houses the
under floor heating controls etc.

Kitchen/Dining Room

12.82m (42'1") max. x 3.53m (11'7")
Fitted with a contrasting range of wall and
base units with separate island which has
breakfast bar area, built in NEFF hide and
slide oven. Microwave and warming drawer,
integrated fridge and freezer, wine fridge and
dishwasher, induction hob with extractor
over, 1 1/2 sink and drainer, walk-in pantry
with shelving, Staron worktops, bifold doors
out to garden, open plan to family area.

Family Room

4.81m (15'9") x 3.49m (11'5")
Window to rear, three Velux windows and bi-
fold doors out to garden, open plan to kitchen
dining area.

Utility

3.03m (9'11") x 1.94m (6'4")
Fitted with wall and base units housing single
sink and drainer, plumbing for washing
machine and space for tumble drier. Window
to rear and door out to garden, stairs rising to
guest bedroom and door into garage.

WC

1.45m (4'9") x 1.15m (3'9")
Fitted with a low level wc and hand wash
basin.

FIRST FLOOR

Bedroom 2

4.54m (14'11") x 3.94m (12'11") max.
Two windows to front, fitted wardrobes.

Ensuite

2 2.63m (8'8") x 1.20m (3'11")
Fitted with a double shower cubicle, low level
wc and hand wash basin set within vanity
unit. Window to side.

Bedroom 3

4.85m (15'11") x 3.94m (12'11")
Two windows to front, fitted wardrobes.

Bedroom 4

4.14m (13'7") max. x 3.38m (11'1")
Window to side, fitted wardrobes.

Bedroom 5

3.65m (12') x 2.96m (9'8")
Window to rear, fitted wardrobes.

Bathroom

3.35m (11') x 2.36m (7'9")
Fitted with a panelled bath, double shower
cubicle, double width wash hand basin set
within vanity unit, low level wc and hand
wash basin. Window to rear.

Guest Bedroom

4.74m (15'7") x 3.55m (11'8")
Window to rear.

Guest Ensuite

3 1.98m (6'6") x 0.99m (3'3")
Fitted with a corner shower cubicle, low level
wc and hand wash basin.

SECOND FLOOR

Bedroom 1

5.31m (17'5") x 5.03m (16'6")
Window to rear and Velux to side.

Dressing Room

4.89m (16'1") x 2.00m (6'7")
Fitted with a matching range of wardrobes
and drawers. Window to side.

Ensuite

3.56m (11'8") x 3.42m (11'2") plus 1.18m
(3'10") x 1.18m (3'10")
Fitted with a double shower cubicle, low level
wc and hand wash basin set within vanity
unit. Velux window to side.

OUTSIDE

To the front of the property there is an area of
lawn with ornamental trees. An extensive
area of gravel provides off road parking and
leads to the:

Double Garage

5.91m (19'5") x 5.72m (18'9")
Electric roller doors, power and light. There
is an EV charging point outside one of the
garages.

To the rear, the generous garden offers a
spacious paved patio, complemented by a
pretty arbour covered section with an
established climbing clematis. Completing
the east facing garden is a lawned area
complemented by a further patio with
ornamental pond, a delightful mini orchard
planted with various fruit trees, and a storage
shed/summerhouse.

SERVICES

Mains electricity and water. Heating is via an
air source heat pump and the property has
under floor heating to both the ground and
first floors, plus the ensuite on the second
floor. Drainage is via a septic tank.

Freehold

Fenland District Council tax band F
Energy rating C

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 plus VAT per transaction
(£80 inc VAT), 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.

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