

Offers In Region Of
£550,000

Hilltop, Fallow Corner Drove, Manea, March,
Cambridgeshire PE15 0LT



To arrange a viewing call us now on 01354 694900

Set on an EXCEPTIONAL PLOT with an abundance of parking, this IMPRESSIVE four bedroom detached family home is located in the highly SOUGHT AFTER VILLAGE of Manea and offers spacious, versatile accommodation throughout. The property features open plan living and dining rooms with a wood burner providing a welcoming focal point, a separate office/family room, along with a generous kitchen diner and adjoining utility room. Upstairs, all four bedrooms are well proportioned doubles, with the principal bedroom benefitting from a dressing room and ensuite, while bedroom two also enjoys its own ensuite facilities. Externally, the grounds are truly outstanding, offering extensive outdoor space complemented by a DOUBLE GARAGE, additional workshop and KENNELS, making this an ideal home for families requiring space both inside and out.

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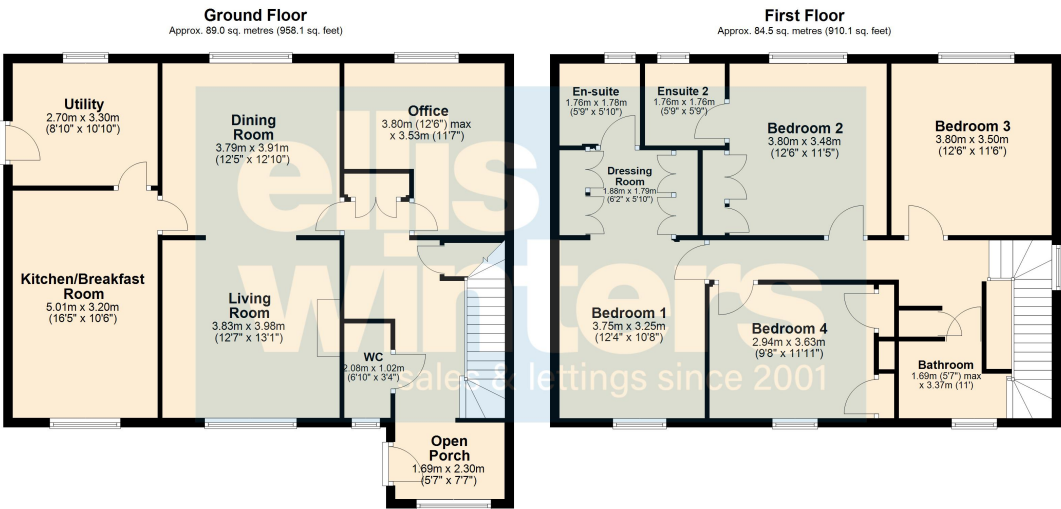
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Total area: approx. 173.6 sq. metres (1868.2 sq. feet)

GROUND FLOOR

Kitchen/Breakfast Room
5.01m (16'5") x 3.20m (10'6")
Fitted with a matching range of wall and base units with plumbing for dishwasher and space for fridge/freezer, the Rangemaster cooker is negotiable, window to front.

Utility
3.30m (10'10") x 2.70m (8'10")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, oil boiler, space for additional fridge/freezer, window to rear and door out to garden.

Dining Room
3.91m (12'10") x 3.79m (12'5")
Double doors out to rear garden, open plan to:

Living Room
3.98m (13'1") x 3.83m (12'7")
Window to front, brick fireplace housing wood burner.

Office
3.80m (12'6") max. x 3.53m (11'7")
Window to rear.

WC
2.08m (6'10") x 1.02m (3'4")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
3.75m (12'4") x 3.25m (10'8")
Window to front with stunning field views.

Dressing Room
1.88m (6'2") x 1.79m (5'10")
Fitted wardrobes.

Ensuite
1.78m (5'10") x 1.76m (5'9")
Fitted with a corner cubicle housing Aqualisa power shower, low level wc and hand wash basin set within vanity unit. Window to rear.

Bedroom 2
3.80m (12'6") x 3.48m (11'5")
Window to rear, fitted wardrobe.

Ensuite 2
1.76m (5'9") x 1.76m (5'9")
Fitted with a corner cubicle housing Mira electric shower, low level wc and hand wash basin set within vanity unit. Window to rear.

Bedroom 3
3.80m (12'6") x 3.50m (11'6")
Window to rear.

Bedroom 4
3.63m (11'11") x 2.94m (9'8")
Window to front.

Bathroom 3
.37m (11') x 1.69m (5'7") max.
Fitted with a panelled bath which has Triton electric shower over, low level wc and hand wash basin. Window to front.

OUTSIDE

The property is approached via an extensive front garden, mainly laid to lawn with established shrub borders and providing ample off road parking. A five bar gate gives access to further parking and the double garage, which is fitted with an electric roller door, power and lighting, and a courtesy door to the side.

To the rear, the generous garden is predominantly laid to lawn with mature borders, alongside a separate allotment area featuring a greenhouse and shed. Beyond the garage are three well appointed dog kennels with heated sleeping areas, a substantial workshop with vehicle width access, loft storage, power and lighting, and a dedicated covered parking space ideal for a caravan.

SERVICES
Mains electricity and water. The property has oil fired central heating. The sellers use LPG bottled gas for the cooker. Drainage is via a sewage treatment plant.

Freehold
Energy rating D
Fenland District Council tax band B

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.

Disclaimer
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