



High Street, Haddenham, Ely, Cambridgeshire CB6 3XA

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An elegant and beautifully presented five bedroom Georgian property in the heart of this sought after and well served village.

- Three Storey Georgian Town House
- Entrance Hall
- Downstairs Cloakroom
- Cellar
- Kitchen/Breakfast Room
- Utility Room
- Dining Room
- Five Bedrooms, One with Ensuite
- Enclosed Rear Garden with Access to High Street
- Double Carport with Power and Light

Guide Price: £620,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, general store and a Chinese take away/fish and chip shop. Other facilities include a doctor's surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL Entrance door with glazed insets. Staircase rising to first floor, stripped and varnished floorboards throughout the hall, dining room and sitting room. Archway leading to;

DINING ROOM 16'0" x 9'4" (4.88 m x 2.85 m) Dual aspect room with double glazed window to rear and double glazed sash window to front with fitted shutters. Wood panelling to dado height. Radiator.

LIVING ROOM 18'11" x 16'1" (5.76 m x 4.91 m) With two double glazed sash windows to front, both with built in shutters. Attractive Inglenook fireplace with a stone tiled hearth cast iron grate, hood canopy and exposed timber bressummer beam. Exposed beams, radiator. Access to;

CELLAR 17'7" x 15'7" (5.35 m x 4.75 m) With brick staircase and stone floor.

CLOAKROOM With double glazed window to side aspect. Suite in white comprising wash hand basin with tiled splashback and wood panelling below and close coupled WC. Radiator. Tiled floor.

KITCHEN/BREAKFAST ROOM 16'2" x 12'11" (4.92 m x 3.94 m) Door to side with glazed insets and double French doors to the rear garden. Fitted with a matching range of wall and base units with drawers and work surfaces over with tiled splashbacks. Integrated appliances include a fridge/freezer and dishwasher. Recess for range style cooker, ceramic tiled floor, radiator and door to;

UTILITY ROOM 7'3" x 6'3" (2.22 m x 1.91 m) Floor mounted boiler serving the central heating and hot water systems, plumbing for automatic washing machine with fitted shelving over. Ceramic tiled floor. Cupboard housing the hot water cylinder.

FIRST FLOOR LANDING With staircase to second floor. Study area leads to Bedroom two with a window to side, a roof space hatch and a built in corner cupboard.

PRINCIPAL/BEDROOM ONE 17'6" x 16'0" (5.34 m x 4.88 m) With two sash windows to front aspect. Bespoke fitted wardrobes and drawers to chimney breast recess. Four wall light points and radiator. Door to;

EN-SUITE SHOWER ROOM Fitted suite comprising a vanity unit with inset wash hand basin with cupboards below, drawers to side and integrated WC. Walk in shower cubicle with recessed shelves, an overhead fixed circular drencher and separate hand shower attachment. Towel rail/radiator. Downlighters to ceiling.

BEDROOM TWO 13'1" x 12'8" (4.00 m x 3.87 m) With double glazed window to rear. Radiator.

BEDROOM THREE 9'10" x 9'4" (2.99 m x 2.85 m) With double glazed sash window to front. Radiator.

BATHROOM With double glazed window to rear. Suite in white comprising tiled panel enclosed bath with mixer taps and hand shower attachment, pedestal wash hand basin and close coupled WC, radiator and tiled floor.

SECOND FLOOR LANDING With hatch to roof space.

BEDROOM FOUR 13'0" x 11'7" (3.95 m x 3.54 m) With double glazed dormer window to front. Downlighters to ceiling and radiator.

BEDROOM FIVE 13'1" x 9'4" (3.99 m x 2.85 m) With double glazed dormer window to front. Radiator.



SHOWER ROOM Fully tiled suite in white comprising corner shower cubicle, WC and wash handbasin. Chrome towel rail/radiator, LED downlighters and extractor fan.

REAR GARDEN The garden consists of a paved patio which extends to both the side and rear of the house. Beyond this there is a circular lawn with brick edging and shaped borders either side which contain a variety of perennials shrubs and climbers including Clematis, Wisteria and Passionfruit. There are also two Espalier fruit trees. An oak gate opens to a path which leads to the High Street. A tongue and groove door leads to the;

DOUBLE CART LODGE With power and light and a mezzanine to approximately half of the floor area providing useful storage. The private access to this and for several other residents is from the High Street via double electric gates. The maintenance of which is shared between them.

Tenure - The property is Freehold

Council Tax - Band F

EPC TBC

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7466





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

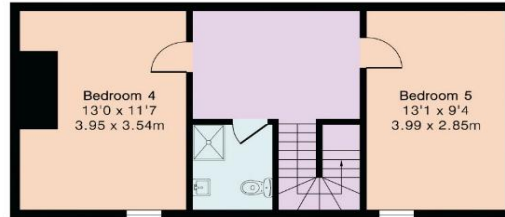
Approximate Gross Internal Area 2477 sq ft - 230 sq m

Cellar Area 274 sq ft – 25 sq m

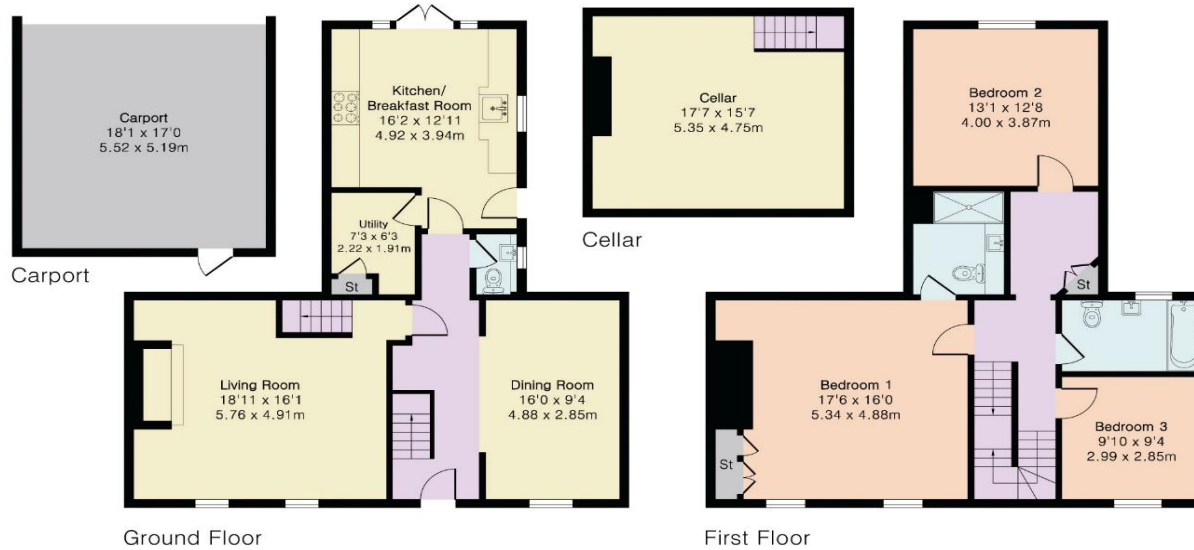
Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 829 sq ft – 77 sq m

Second Floor Area 545 sq ft – 51 sq m



Second Floor



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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