



The Green, Haddenham, Ely, Cambridgeshire CB6 3TA

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A rare opportunity to acquire a highly individual detached residence, never before brought to the market. This substantial home offers generously proportioned accommodation, including five bedrooms and four versatile reception rooms, ideal for both family living and entertaining. A particular highlight is the impressive indoor heated swimming pool, providing year-round leisure and luxury.

Set within a beautiful and private plot extending to approximately two and a half acres, the property enjoys a tranquil setting with expansive grounds. A unique home of considerable appeal, for which a viewing is highly recommended.

- Detached Five Bedroom Residence
- Living Room, Dining Room & Kitchen
- Office, Playroom and Utility Room
- Indoor Swimming Pool & Pool Lounge
- Shower Room & Family Bathroom
- Driveway & Double Garage
- Attractive Grounds Extending to Approx. 2 & 1/2 Acres

Guide Price: £850,000



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 With door to front aspect, tiled flooring, radiator, staircase rising to first floor. Door to garage.

OFFICE 14'7" x 7'11" (4.45 m x 2.41 m) With double glazed window to front aspect. Radiator.

PLAYROOM 17'5" x 14'8" (5.31 m x 4.46 m) With double glazed window side aspect. Radiator and built-in storage cupboard.

INNER HALL With radiator, storage cupboard and patio doors opening to swimming pool area.

UTILITY ROOM 12'1" x 10'4" (3.69 m x 3.15 m) With single sink unit and drainer, plumbing for utilities, radiator.

SHOWER ROOM With shower cubicle, low-level WC, wash hand basin, radiator and window to side aspect.

INDOOR SWIMMING POOL 20'6" x 14'3" (6.24 m x 4.35 m) Indoor pool, four double glazed windows to side aspect, radiator and steps leading down to pool lounge.

POOL LOUNGE 20'11" x 15'0" (6.38 m x 4.57 m) With double glaze bi-fold doors to rear garden, three double glazed windows and two radiators.

AIR HANDLING UNIT ROOM 19'8" x 14'1" (6.00 m x 4.29 m)

STORAGE AREAS

Store Room 1 - 5.04m x 3.72m (16'6 x 12'2)

Store Room 2 - 4.61m x 3.71m (15'1 x 12'2)

Store Room 3 - 4.30m x 2.72m (14'1 x 8'11)

FIRST FLOOR LANDING Double glazed window to front aspect, built-in storage cupboard, radiator, WC and opening through to:-

LIVING ROOM 20'3" x 13'11" (6.17 m x 4.23 m) With open fireplace, patio doors opening onto terrace/balcony (15'8 (4.77m)) and rear garden.

DINING ROOM 14'5" x 11'11" (4.39 m x 3.64 m) With double glazed patio doors to rear garden.

KITCHEN 18'4" x 11'11" (5.60 m x 3.64 m) Double stainless steel sink unit and drainer. Fitted with a range of matching units including wall mounted units, base units and drawers. Two electric Siemens ovens, two electric Siemens microwave ovens, Siemens induction hob with extractor hood above. Full height integral fridge, full height integral freezer.

BEDROOM ONE 15'9" x 10'10" (4.79 m x 3.31 m) With double glazed patio door to rear garden with attractive garden and countryside views. Fitted wardrobes and radiator. EN-SUITE with walk-in shower cubicle, drencher showerhead and shower attachment, two individual hand wash basins, low-level WC and heated towel rail.

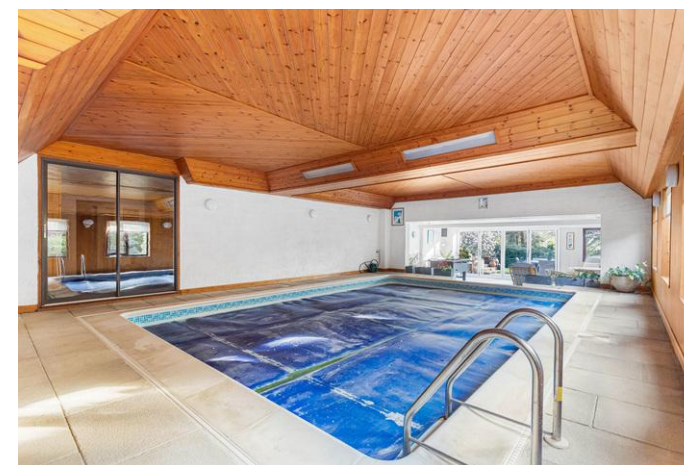
BEDROOM TWO 15'9" x 9'11" (4.79 m x 3.02 m) With double glazed patio doors to garden with attractive garden and countryside views. Wash hand basin and radiator.

BEDROOM THREE 10'7" x 9'11" (3.22 m x 3.01 m) With double glazed window to front aspect, radiator and wash hand basin.

BEDROOM FOUR 9'11" x 7'11" (3.01 m x 2.42 m) With double glazed window to front aspect and radiator.

BEDROOM FIVE 9'11" x 8'0" (3.01 m x 2.43 m) With double glazed window to front aspect and radiator.

FAMILY BATHROOM With bath and shower above, low level WC, wash hand basin, heated towel rail and double glazed window to side aspect.



EXTERIOR The property is approached via a sweeping gravel driveway, setting it well back from the road and affording a high degree of privacy and seclusion. The grounds are a particular feature, extending to approximately two and a half acres and providing an exceptionally attractive setting. Predominantly laid to lawn with mature trees and established boundaries, the plot offers both openness and shelter, creating a peaceful and picturesque environment around the home. Double garage.



Tenure - The property is Freehold

Council Tax - Band G

EPC D (60/71)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7422



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.



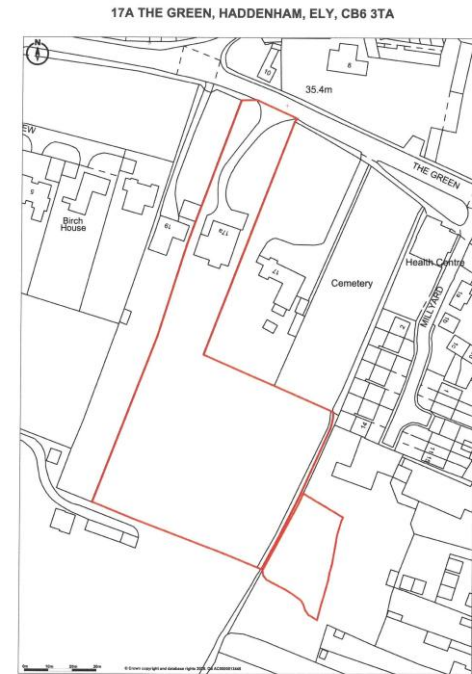
Approximate Gross Internal Area 4338 sq ft - 403 sq m
 Ground Floor Area 2672 sq ft – 248 sq m
 First Floor Area 1666 sq ft – 155 sq m
 Garage Area 323 sq ft – 30 sq m



Ground Floor



First Floor



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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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