



The Shade, Soham, CB7 5DE

CHEFFINS

The Shade

Soham,
CB7 5DE

- Detached Family Home
- 3 Bedroom Property
- 1 Bedroom Annexe
- Off-Road Parking
- Enclosed Garden
- 1,978 sq ft of Accommodation
- Good Transport Links

A perfect multi-generational family home and annexe situated on the outskirts of the popular town of Soham with convenient access to Ely, Cambridge and Newmarket. The property offers almost 2,000 sq ft of accommodation with 3 bedrooms in the main home and a 1 bedroom annexe. Externally the property features off-road parking for various vehicles and an enclosed garden with a workshop. Viewing Essential.

4 3 2

Guide Price £485,000





LOCATION

SOHAM is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

with stairs leading to the first floor, radiator, laminate flooring, under stairs storage cupboard, large double glazed window and a double glazed entrance door to the side aspect.

KITCHEN/DINING ROOM

A fantastic sized open plan room with a range of matching wall and base units with granite work surfaces, space for Range oven with extractor hood over, space for fridge/freezer, space and plumbing for a dishwasher, inset sink, tiled splashbacks, inset spotlights, full length radiator, granite flooring, 3 double glazed windows to the side aspect.

UTILITY ROOM

with a range of wall and base units with work surfaces over, space and plumbing for a washing machine and tumble dryer, stainless steel sink, laminate flooring, double glazed window to the front aspect and a part glazed door to the side aspect.

CLOAKROOM

with a low level WC with wash hand basin over, heated towel rail, tiled flooring, double glazed window to the side aspect.

LIVING ROOM

A dual aspect room with built-in media wall, radiator, patio doors opening onto the garden and a double glazed window to the side aspect.

FIRST FLOOR**LANDING**

with a radiator and access to the loft space.

BEDROOM 1

with built-in wardrobes, radiator, storage cupboard, 2 windows overlooking field views to the rear.

ENSUITE BATHROOM

Open plan with the bedroom comprising a side panel bath with shower attachment, low level WC, vanity wash hand basin, corner shower cubicle, tiled splashbacks, inset spotlights.

BEDROOM 2

A dual aspect room with double glazed windows to the front and side aspects, fitted storage cupboards, radiator, inset spotlights.

BEDROOM 3

with a radiator, built-in storage cupboard, double glazed window to the front aspect.

SHOWER ROOM

a refitted suite comprising a low level WC, vanity twin hand wash basins, large shower cubicle with rainfall shower, tiled flooring, tiled walls, inset spotlights, radiator.

DETACHED ANNEXE**OPEN PLAN LIVING AREA**

with built-in storage units with work surfaces over, electric heater, full length double glazed patio doors overlooking fields to the rear aspect with a decked seating area, a double glazed entrance door, inset spotlights, fireplace with electric wood burning stone effect.

BEDROOM

with an electric panel heater, double glazed window to the front aspect.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, large shower with rainfall shower, heated chrome towel rail, inset spotlights, vinyl flooring.

OUTSIDE

A driveway leads through an archway between the annexe and main property with iron gates leading to a large tarmac parking area with an EV charging point.

The garden wraps around the rear and side of the property and is mainly laid to lawn with flower beds, mature shrub borders and a paved pathway leads to a covered storage area and timber shed. There is a small pond surrounded by a decked seating area and an astro turf area. A further patio seating area overlooks fields to the rear.

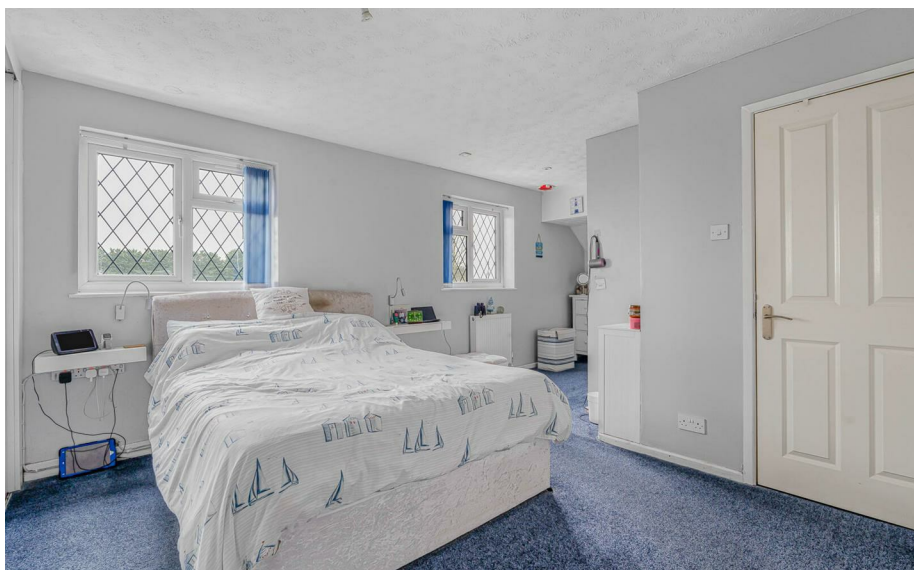
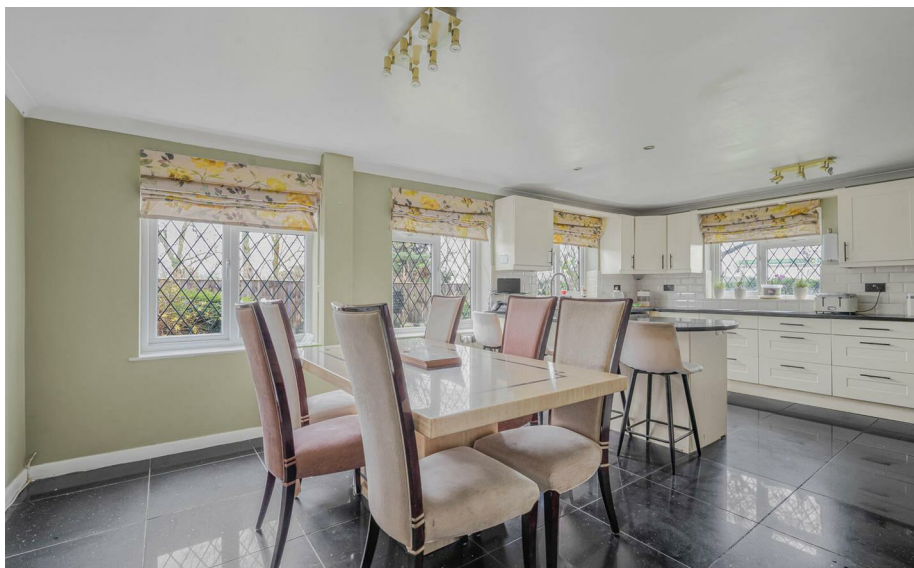
To the front of the property the annexe has its own separate garden enclosed by picket fencing and is laid to lawn with flower bed borders and a central water feature.

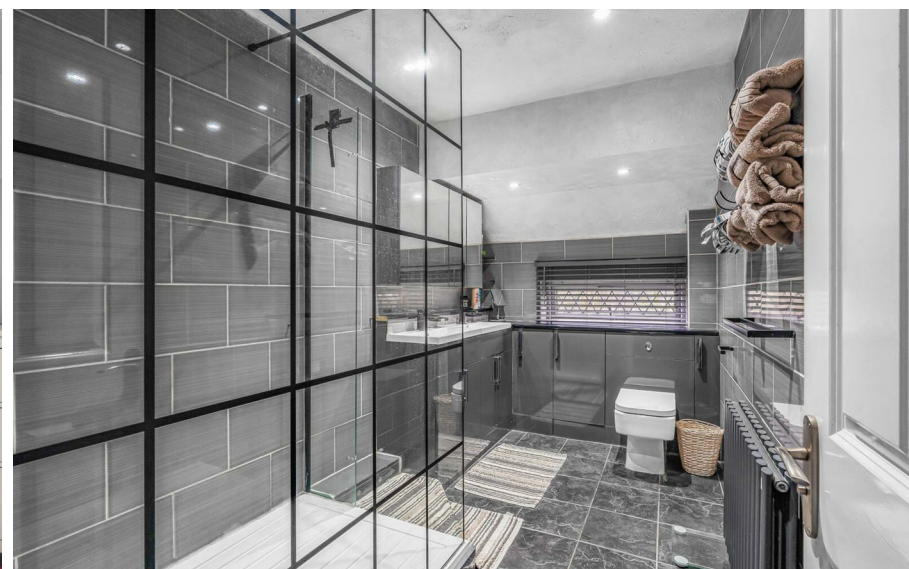
WORKSHOP

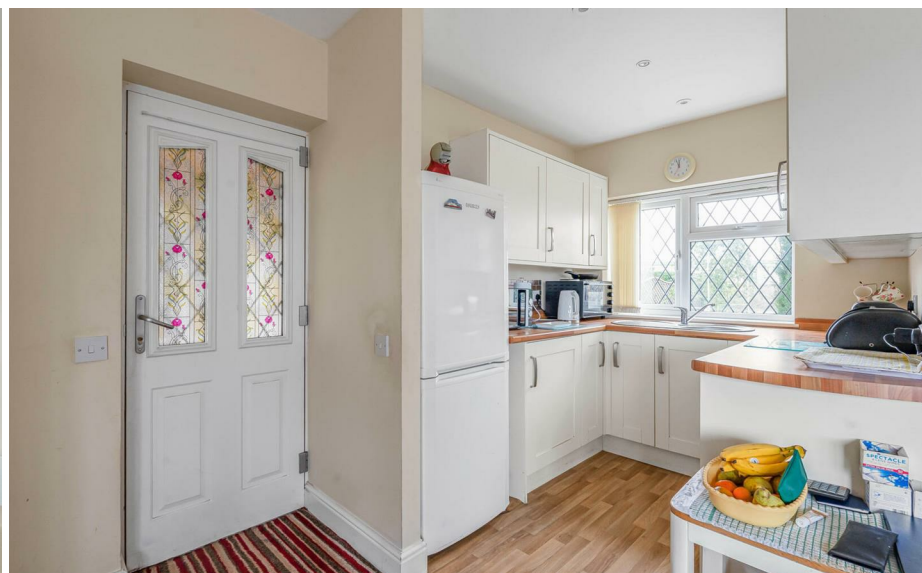
with power and light, double glazed windows.

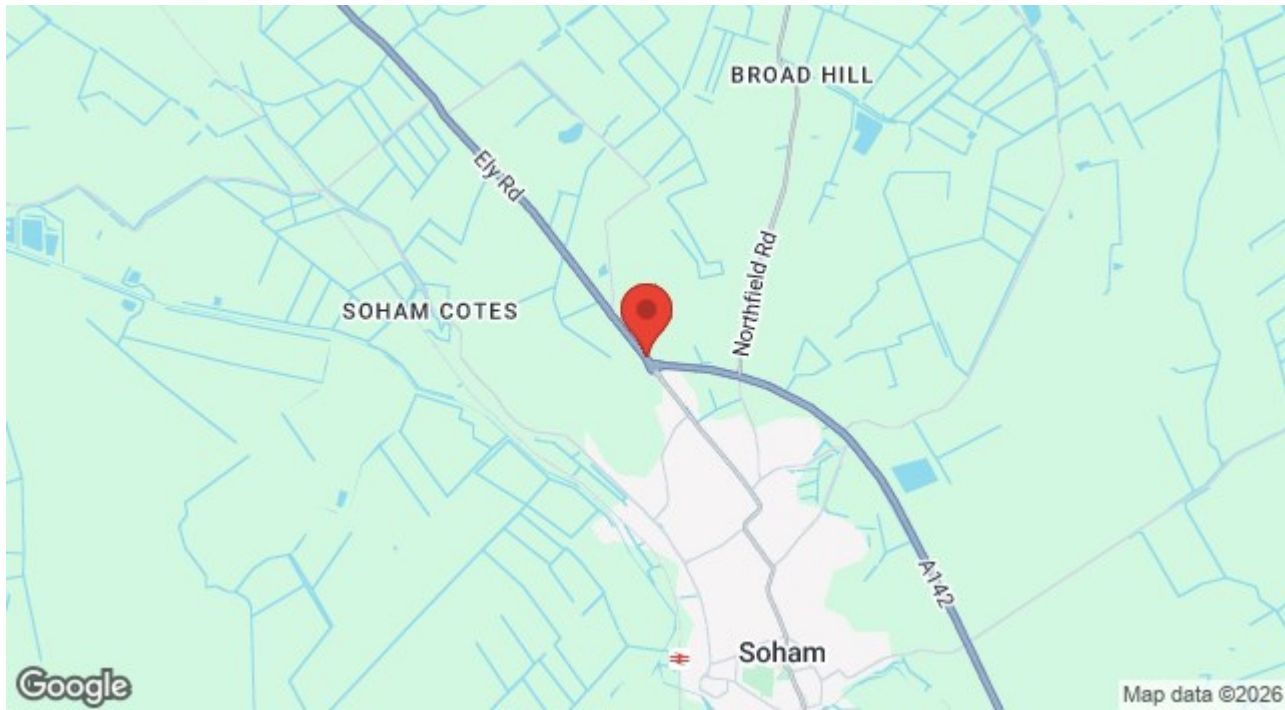
SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £485,000

Tenure – Freehold

Council Tax Band – E

Local Authority – East Cambridgeshire



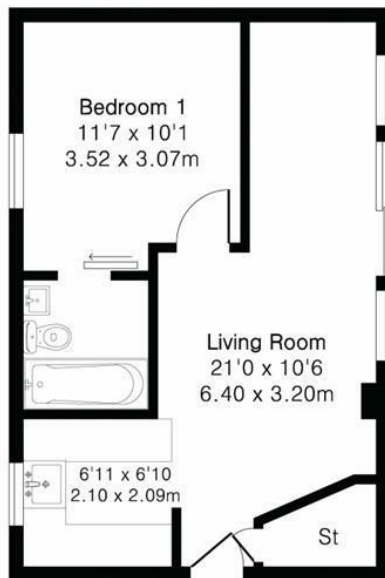


Approximate Gross Internal Area 1978 sq ft - 184 sq m

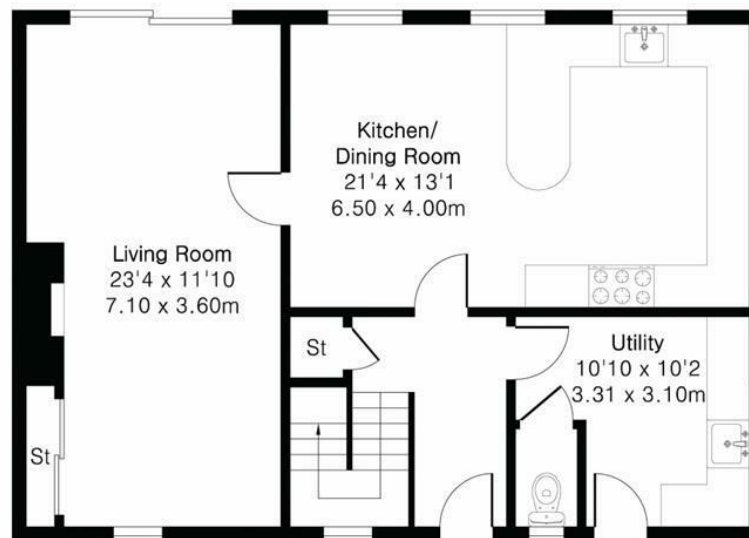
Ground Floor Area 782 sq ft – 73 sq m

First Floor Area 782 sq ft – 73 sq m

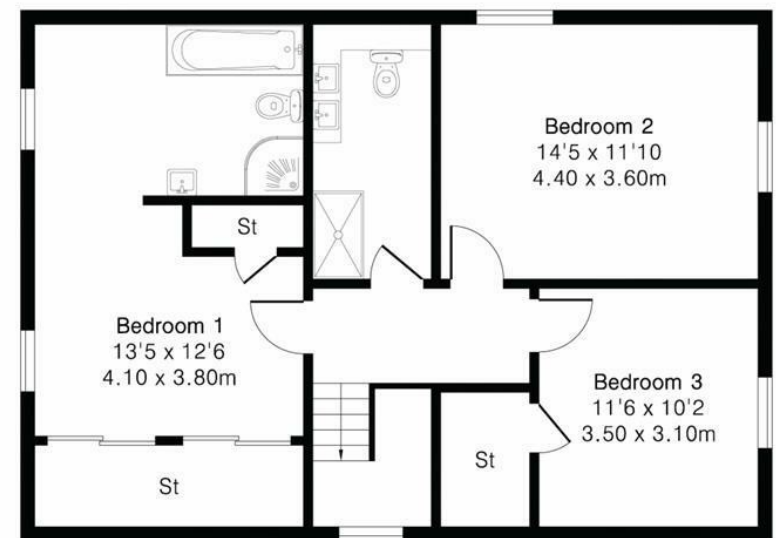
Annexe Area 414 sq ft – 38 sq m



Annexe



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.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

