

# The Hall

High Street, Witcham, CB6 2LQ



**CHEFFINS**

Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London



# The Hall

High Street, Witcham, CB6 2LQ

*A distinguished and substantial detached Grade II listed country residence, believed to date from the early 18th century, with an elegant remodelled façade introduced circa 1840. Occupying a delightful position within mature gardens and grounds extending to approximately 6.7 acres, The Hall represents a rare opportunity to acquire a fine period home of considerable character and historical significance.*

*The beautifully proportioned accommodation extends to approximately 6,630 sq ft, arranged over three floors and complemented by a useful wine cellar. The property successfully combines its wealth of original architectural features with spacious and versatile family accommodation, including an impressive open-plan kitchen, dining and living space forming the heart of the home. In addition, there is excellent potential to create a self-contained annexe, ideally suited to multigenerational living, guest accommodation or those working from home.*

*The grounds are a particular feature of the property, offering an outstanding lifestyle opportunity. A superb collection of immaculately presented outbuildings includes a magnificent entertaining barn extending to approximately 3,242 sq ft, traditional stabling, a charming thatched barn, studio, field shelter and an attractive thatched breeze house. The remainder of the grounds comprise enclosed paddocks, a well-maintained ménage and a tennis court, creating an exceptional environment for equestrian pursuits, entertaining and family recreation alike.*

*The Hall is a truly special country house, combining elegant period architecture, extensive ancillary buildings and superb lifestyle amenities, all set within beautifully established grounds in this attractive East Cambridgeshire village.*

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









## THE HALL

The beautifully presented accommodation is arranged over three floors and is centred around an impressive reception hall, entered via the principal front door. To either side are the elegant drawing room and formal dining room, both enjoying direct access to the beautifully landscaped formal gardens.

To the rear of the property is a superb contemporary open-plan kitchen/breakfast room, flowing seamlessly into the sitting room to create an outstanding everyday living and entertaining space. Complementing this are a utility room, plant room housing a pair of modern boilers, rear hallway, study and the potential for a self-contained one-bedroom annexe.



The first floor provides an exceptional principal bedroom suite incorporating a dressing room and en suite bathroom, together with a second bedroom featuring its own dressing room and en suite bathroom. There are two further double bedrooms, a well-appointed family bathroom, separate WC and a spacious central landing.

A staircase rises to the second floor, where there are two further generous bedrooms, each fitted with a wash hand basin, providing versatile accommodation suitable for family, guests or home working.































## THE ENTERTAINING BARN

The impressive entertaining barn extends to approximately 3,243 sq ft, including an open-bay cart lodge, reception hall, cloakroom, cinema room, preparation kitchen and a magnificent entertaining hall featuring a dramatic two-storey vaulted ceiling and an impressive stained-glass window, creating a truly exceptional space for entertaining on both an intimate and grand scale.





### THE THATCHED BARN

The beautifully restored thatched barn extends to approximately 1,435 sq ft and offers a wealth of character, with an impressive vaulted ceiling, two useful storage rooms and delightful views across the tennis court.







### STABLE YARD & OUTBUILDINGS

Vehicular access is provided through the principal entrance gates to the stable yard, leading to stabling within the former agricultural buildings, together with extensive parking and turning space. Further equestrian facilities include a fenced ménage, field shelter and a useful studio/workshop.





## GROUNDS

The property is approached via gated pedestrian and vehicular access directly from the High Street, adjacent to the village church. The delightful grounds extend, in all, to approximately 6.73 acres and comprise beautifully stocked and enclosed formal gardens, a charming thatched gazebo, three fenced paddocks with practice jumps, a fenced pond, tennis court and enclosed ménage, creating an exceptional country house setting with first-class equestrian and leisure facilities.



## SERVICES

Mains water, gas, electricity and drainage are connected.

## MATERIAL INFORMATION

- Tenure – Freehold
- Council tax band – G
- Local Authority – East Cambridgeshire District Council
- Guide Price – £1,650,000

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

Strictly by appointment through the Agents.















## LOCATION

Witcham is an attractive and well-regarded East Cambridgeshire village, surrounded by open fenland countryside yet conveniently placed for access to the cathedral city of Ely and the university city of Cambridge. The village enjoys a strong sense of community and offers a range of everyday amenities including a village hall, parish church, recreation ground and public house, together with a highly regarded primary school.

The nearby city of Ely, approximately 8 miles away, provides an excellent selection of shopping, leisure and educational facilities, together with its renowned cathedral, riverside and a mainline railway station offering services to Cambridge, London King's Cross, London Liverpool Street and Norwich. The city of Cambridge, approximately 18 miles away, offers an outstanding choice of independent and state schooling, world-renowned universities, extensive shopping and cultural facilities, together with Addenbrooke's Hospital and the Biomedical Campus.

The surrounding countryside provides excellent opportunities for walking, cycling and equestrian pursuits, while nearby road links, including the A142 and A10 and offer convenient access to Cambridge, Newmarket and the wider regional road network. The area is particularly well placed for those seeking the tranquillity of village life without compromising on accessibility to major employment centres and transport connections.

Witcham combines the charm of a traditional Cambridgeshire village with the convenience of excellent nearby amenities, making it an increasingly sought-after location for families and those looking to enjoy an idyllic rural lifestyle.





## LISTING INFORMATION

### THE HALL, HIGH STREET

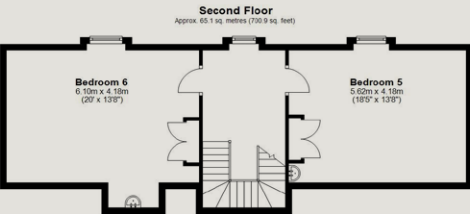
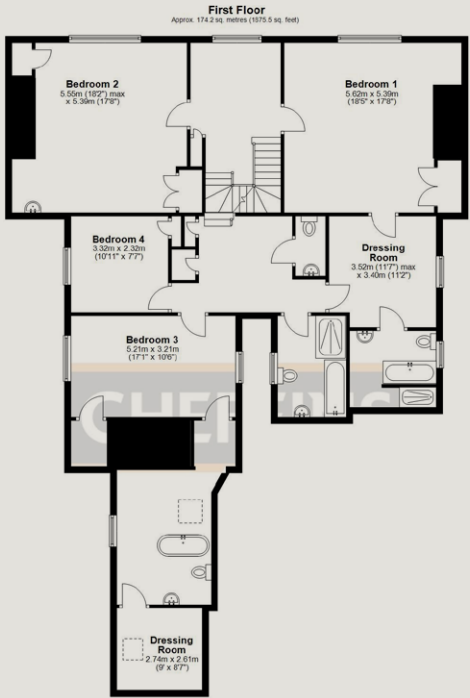
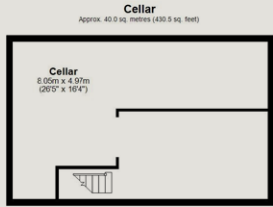
The building or site itself may lie within the boundary of more than one aut.

- County: Cambridgeshire
- District: East Cambridgeshire (District Authority)
- Parish: Witcham
- National Grid Reference: TL 46446 80056

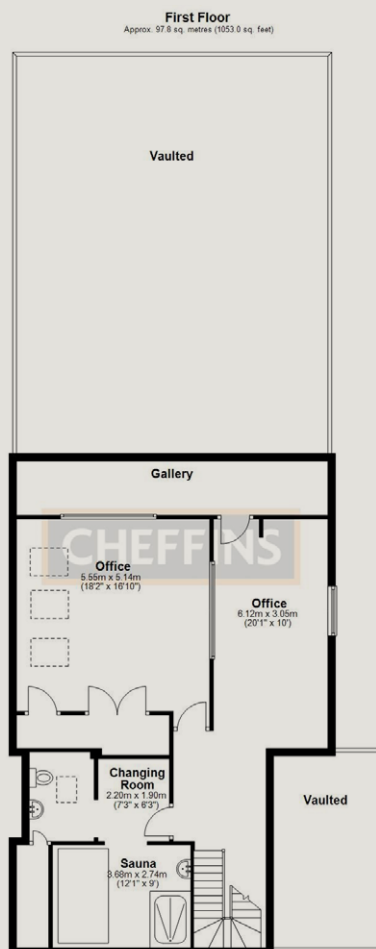
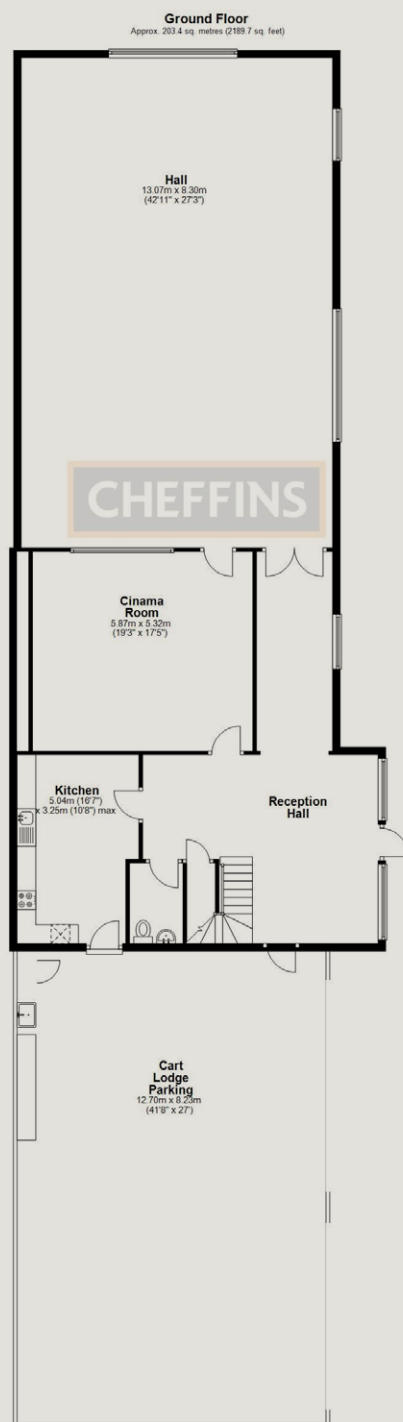
**DETAILS:** TL 4680 WITCHAM HIGH STREET (North side)  
13/51 5.2.52 The Hall (formerly listed under The Hall, with Barn GV Gates and Gatepiers) II

House. Circa 1700 with c.1840 Tudor Gothic remodelling of the facade. Brick, rendered. Plain tiled steeply pitched roof with embattled parapet on the front with moulded main cornice and end parapets. End stacks which are carried on moulded corbel at first floor. Each stack has three octagonal shafts, of gault brick rendered with capping and string course and all c.1840. Original L-plan includes a service wing at the rear. Two storeys and attic. Symmetrical front elevation of three first floor three-light cross frame casements. Central doorway in four centred arch has boarded door with cover strips and is approached by three steps with nosing. Two embattled canted bays with full length central casement flank the doorway. The service wing is of similar material and also has a plain tiled roof with a ridge stack. One storey and attic. Beyond is a dairy and other outbuildings. Interior: Symmetrical plan with room at east end having main beam with C18 panelled boxing and a small plaster coving. The open well staircase is original and of five flights and two landings. Closed string with square newels, toads back rail and turned balusters of vase-on-vase type. Tie beam and main beams are substantial with broad stop chamfers. There are C19 details such as white marble hearths. The house is cellared.

**LISTING NGR:** TL4644680056

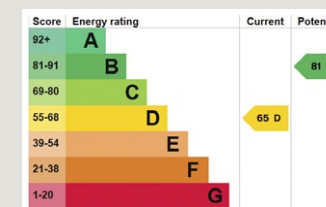




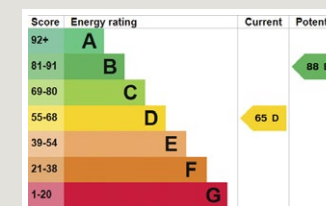


Total area: approx. 301.3 sq. metres (3242.7 sq. feet)

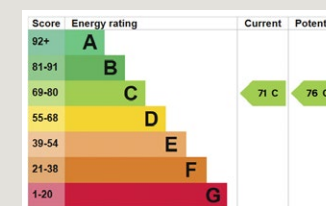
## THE HALL



## THE ANNEXE



## THE BARN



## Special Notes

- As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.





# CHEFFINS

Cheffins Residential Sales, 1-2 Clifton House, Clifton Road, Cambridge, CB1 7EA

T 01223 214214 E [cambridge.residential@cheffins.co.uk](mailto:cambridge.residential@cheffins.co.uk)

[cheffins.co.uk](http://cheffins.co.uk)

Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London