

£440,000

Pooh Corner, Purls Bridge Drove, Manea,
Cambridgeshire PE15 0ND



To arrange a viewing call us now on 01354 694900

Rurally located and surprisingly spacious, this SIX-BEDROOM DETACHED BUNGALOW offers versatility and room to grow both inside and out. Set on a generous plot with OFF ROAD PARKING to the front and rear, the property provides excellent space for a growing family. Inside, you'll find a well-planned layout featuring separate living and dining rooms, a practical kitchen with a supporting utility room, and six bedrooms including one EN-SUITE, plus TWO FAMILY BATHROOMS. Outside, a good-sized GARDEN accommodates a separate VEGGIE PLOT and a PATIO area with a SUMMERHOUSE, perfect for relaxing or entertaining in a tranquil rural setting. This home combines flexible accommodation, practical amenities, and opportunities for future expansion, making it ideal for those seeking comfort and potential.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£440,000

Pooh Corner, Purls Bridge Drive, Manea,
Cambridgeshire PE15 0ND



Ground Floor
Approx. 147.6 sq. metres (1588.9 sq. feet)



Total area: approx. 147.6 sq. metres (1588.9 sq. feet)

Ground Floor

Living Room

3.81m (12'6") x 3.14m (10'4")
Bay window to front and window to side,
wood burning stove

Dining Room

4.15m (13'8") x 3.62m (11'11")
Bay window to front, double doors out to
garden

Kitchen

3.62m (11'11") x 2.93m (9'7")
Fitted with a wooden range of wall and base
units housing double electric oven and four
ring ceramic hob with extractor over, 1 ½ sink
and drainer, plumbing for dishwasher and
space for fridge/freezer, window to side

Utility Room

2.93m (9'7") x 1.64m (5'5")
Fitted with a matching range of wall and base
units with plumbing for washing machine and
door out to garden

Bedroom 1

3.65m (12') x 3.58m (11'9") min
Window to side

En-suite

2.51m (8'3") x 1.60m (5'3")
Fitted with a double shower cubicle, low level
wc and hand wash basin set within vanity
unit. Window to side

Bedroom 2

3.67m (12') x 3.19m (10'6")
Window to side

Bathroom

3.62m (11'11") max x 1.57m (5'2")
Fitted with a panelled bath which has electric
shower over, low level wc and hand wash
basin. Window to side, airing cupboard

Bedroom 3

3.87m (12'8") x 2.82m (9'3")
Window to side

Bedroom 4

3.63m (11'11") x 3.09m (10'2")
Window to side

Bedroom 5

3.45m (11'4") x 2.51m (8'3")
Window to rear

Bedroom 6

2.99m (9'10") x 2.82m (9'3")
Window to side

Second Bathroom

2.81m (9'3") x 1.87m (6'2")
Fitted with a panelled bath which has mains
shower over, low level wc and hand wash
basin set within vanity unit. Window to side.

Outside

The front of the property is enclosed by
picket style fencing and is laid to gravel for off
road parking. There is also a rear vehicular
access which in turns leads to the workshop
(this is asbestos) and approx. 30m x 20m
which has power and light.

The mature garden is stocked with an
abundance of plants, fruit trees and shrubs,
there is a shaped lawn, patio area with
summerhouse plus an ornamental pond.

Services

Mains electricity and water. Heating is via an
air source heat pump which was only
installed in September 2025. Drainage is into
a septic tank.

There are 9 solar panels on the property
which are owned outright and provide a good
feed to the property.

Tenure Freehold

Energy rating B
Council Tax D

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

All property details, photographs, floorplans,
and other marketing materials produced by
Ellis Winters are for general guidance only
and do not form part of any contract. While
we strive for accuracy, measurements,
descriptions, and other information are
provided in good faith but should be
independently verified. We recommend that
prospective buyers conduct their own due
diligence before making any decisions.

Ellis Winters also provides professional
Lettings, Property Management, Estate
Management and Block Management
services. Whether you are considering
renting your property to support your next
move, exploring buy-to-let opportunities,
seeking a review of your existing portfolio,
or looking for expert management support, our
experienced team is on hand to assist.
Please contact us using the details above to
discuss your requirements.

ellis winters
sales & lettings since 2001