



NEW ROAD, UPWELL, PE14 9BP

PRICE GUIDE: £500,000



GAVIN HUMAN

MEMBER OF
exp UK

CAMBRIDGE ESTATE AGENT

This beautiful and thoughtfully extended home offers a truly stunning garden that has an extra outside 'room' complete with its own brick built chimney and inbuilt log burner!

But that's not all: venture down the immaculately kept garden to a purpose built studio with sliding double glazed doors and three separate areas - currently used as a gym, a six person hot tub, and a large walk in store.

Inside, the main home is a delight, finished to a stylish high standard including a kitchen/diner, a garden room, large sitting room and a downstairs guest bedroom that has previously been used as a playroom. Upstairs there are a further four bedrooms.

**To book your viewing call Gavin Human: 07388 057789.
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Upwell is a picturesque village along Well Creek connecting River Nene and River Ouse; with good access to Cambridge and London.

- Extended and refurbished detached family home.
- Full of individual style and bespoke features
- Three receptions rooms
- Open plan fitted breakfast kitchen
- Utility room and cloakroom
- Four bedrooms
- Large family bathroom
- Outdoor entertainment area
- Purpose built games / gym / garden studio
- Planning permission for bedroom and en-suite



Sitting room



Sitting room

Guest Bedroom



The original garage had been converted into a **FAMILY / PLAYROOM** by the previous owners, but my client has repurposed it for visiting friends and uses it as a **GUEST BEDROOM**.

In the **LIVING ROOM**, two windows deliver natural light. The size of this room provides plenty of options for placement of furniture, whilst the eye is drawn to the feature chimney breast with inset, top of the range Stovax logburner, which has a marble hearth and tiled backcloth. Solid double doors lead into the open plan **KITCHEN DINER**.



Kitchen



Kitchen

Breakfast bar

Dining Room / Garden room





Principal bedroom



Principal bedroom

Second bedroom



Third bedroom



Landing



Bathroom

Up to the first floor and the **LANDING** has doors to all the rooms, including the airing cupboard and access to the loft. .

The **PRINCIPAL BEDROOM** benefits from full height and full width fitted wardrobes with and overlooks the rear garden and paddocks beyond.

BEDROOM TWO overlooks the front garden and could easily be mistaken for the principal bedroom due to its ample size.

BEDROOMS THREE AND FOUR both overlook the front. Bedroom four is currently used as a dressing room.

AGENTS NOTE - Planning permission has been granted for a new main bedroom, with walk-in dressing room and ensuite shower. This would be built above the existing ground floor family room / guest bedroom and utility. Ref 21/01847/F - Plans available upon request.



Step out of the back door and into another 'room' that has been cleverly and stylishly created.

A large Pergola with rendered brick and block construction is a permanent addition to the garden. The polycarbonate roofing, and blinds and slatted privacy panels make this a weather proof outdoor space.

The feature brick built chimney breast with inset open log burner also means you get that fireside atmosphere as well warmth for cooler days and evenings.







At the bottom and across the full width of the garden is a **PURPOSE BUILT STUDIO**. A sliding double glazed patio door leads into the gym area, which was previously used as a teenagers gaming room with a pool table.

On the left hand side is a door leading into a **SEPARATE ROOM** that is currently home to a six person, 32 amp hot tub with roller blinds, giving views back towards the house.

To the right hand side of the gym area is a large **WALK-IN STORE**.

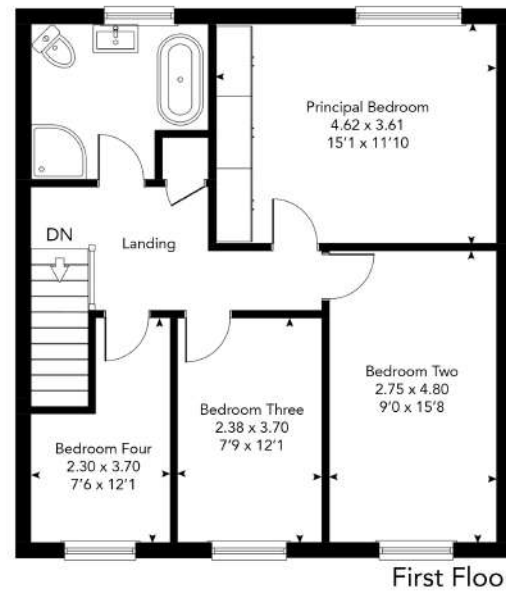
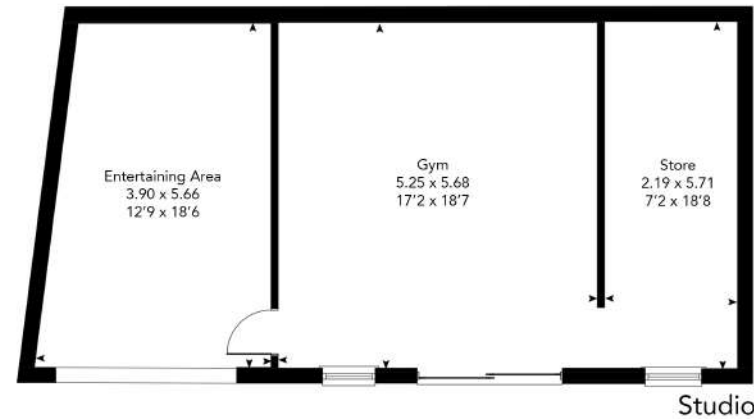
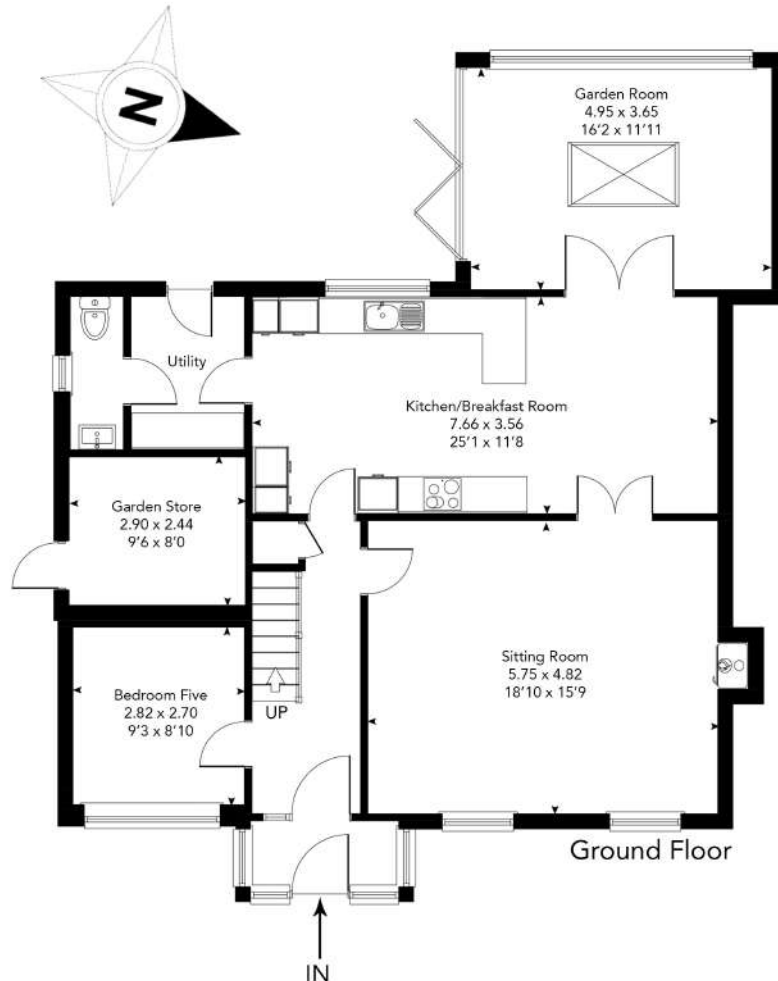


Approximate Gross Internal Area = 176 m² / 1894 ft²

Studio = 64 m² / 689 ft²

Total = 240 m² / 2583 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Gavin Human - The Cambridge Estate Agent © 2026

KEY INFORMATION

Property Type	Detached
Bedrooms	Four
Council Tax	D
Square footage	1894 sq ft (2583 sq ft including the studio)
EPC Rating	D
Age	1980's
Last sold date	2023
Title Number	NK438575
Plot size	0.21 acres
Heating	Oil Fired Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	Kings Lynn and West Norfolk
Flood Risk River & Seas	Medium
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Upload	15Mbps
Download	76Mbps
Full Fibre Available	Due 2026

Cable/Satellite TV availability

BT	YES
Sky	YES
Virgin	YES

Mobile Signals (based on calls indoors)

EE	AMBER
3 (Three)	AMBER
O2	RED

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Downham Market	5.94 miles
March	5.94 miles
Kings Lynn	13.9 miles

Trunk Roads/Motorways

M11 J14	25.95 miles
M11 J13	27.09 miles
M11 J12	28.82 miles

Airports/Helipads

Cambridge	27.09 miles
Stansted	48.84 miles
Luton	55.74 miles

TRANSPORT (LOCAL)

Bus stops

Listers Road	0.07 miles
Townley Close	0.2 miles
Church Bridge	0.42 miles

SCHOOLS

Primary

Beaupre Primary School	0.69 miles
Emneth Primary	0.93 miles
Friday Bridge Community	3.1 miles

Secondary

Meadowgate Academy	4.68 miles
Thomas Clarkson Academy	4.76 miles

10 year history of average house prices by property type in PE14

Detached	+78.93%
Semi-Detached	+75.87%
Terraced	+70.12%

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The logo for exp UK, featuring the word 'exp' in a bold, lowercase font with 'UK' in a smaller, uppercase font to its right.

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KEY INFORMATION

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