



**Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD**

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## Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD

A charming Grade II listed detached family home, ideally situated in the highly sought-after village of Haddenham. The property offers four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside four versatile reception rooms suited to both family living and entertaining. Rich in character, the home boasts an array of period features, including exposed beams and brick inglenook fireplaces. Externally, the property enjoys a most attractive and beautifully maintained garden backing onto open fields, creating a tranquil and picturesque setting. Further benefits include a double garage and generous accommodation throughout.

**Guide Price: £495,000**



**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 doctors surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

**REAR ENTRANCE/UTILITY ROOM** 15'11" x 11'0" (4.85 m x 3.35 m) With door to rear garden, window to front aspect, Oil fired boiler and plumbing for utilities.

**CLOAKROOM** With low-level WC, wash hand basin, electric radiator and window to rear aspect.

**KITCHEN** 12'4" x 7'10" (3.77 m x 2.38 m) With single sink unit and drainer. Fitted with a range of matching units, including wall mounted units, base units and drawers. Space for freestanding cooker, extractor above, window to rear aspect and pantry cupboard.

**BREAKFAST ROOM** 12'9" x 10'2" (3.89 m x 3.09 m) Window to rear aspect with attractive garden views. Radiator, built-in storage cupboard. Inner hallway with exposed brickwork, radiator, window to front aspect and staircase rising to first floor.

**DINING ROOM** 16'2" x 14'10" (4.93 m x 4.51 m) With brick fireplace, multi fuel burner, exposed timber beams, radiator, window to front aspect and steps leading down to study.

**LIVING ROOM** 15'7" x 13'9" (4.74 m x 4.19 m) With brick fireplace, radiator, window and patio doors to conservatory.

**CONSERVATORY** 16'3" x 9'11" (4.95 m x 3.03 m) Of brick and UPVC built construction with French doors opening to rear garden.

**FIRST FLOOR LANDING** With loft access, window to front aspect.

**BEDROOM ONE** 16'0" x 15'1" (4.87 m x 4.60 m) Dual aspect with window to front and rear, with rear having attractive garden and countryside views. Built in storage cupboard.

**EN-SUITE SHOWER ROOM** with shower cubicle, low-level WC and wash hand basin.

**BEDROOM TWO** 15'7" x 13'7" (4.76 m x 4.15 m) With window to rear aspect. Three individual built in storage cupboards, two radiators and pedestal wash hand basin.

**BEDROOM THREE** 16'0" x 11'11" (4.88 m x 3.64 m) With window to front aspect, radiator and pedestal wash hand basin.

**BEDROOM FOUR** 9'6" x 7'10" (2.89 m x 2.38 m) With window to rear aspect with garden and countryside views, built-in storage cupboard, radiator.

**FAMILY BATHROOM** Suite comprising panel bath with shower above, low-level WC, wash hand basin, heated towel rail and window to rear aspect.

**EXTERIOR** The property benefits from a most attractive garden which is predominantly lawned with established borders and a variety of mature plants and shrubs. Fruit trees to rear driveway providing ample off-road vehicle parking and double sized garage.

**Tenure** - The property is Freehold

**Council Tax** - Band E      **EPC**    TBC

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref**                    CWH-7446





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 2189 sq ft - 203 sq m**

Ground Floor Area 1162 sq ft – 108 sq m

First Floor Area 1027 sq ft – 95 sq m



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.

**Pocock + Shaw**