



**Marks Lane, Santon Downham, Brandon, IP27 0TW**

**welcome to**

## **Marks Lane, Santon Downham, Brandon**

Set within the highly sought-after rural hamlet of SANTON DOWNHAM, this DETACHED CHALET occupies a GENEROUS PLOT surrounded by forestry and riverside walks, offering VERSATILE ACCOMMODATION, beautiful gardens and excellent SCOPE TO PERSONALISE, all within easy reach of Brandon!

### **Summary**

Set in the idyllic hamlet of Santon Downham, this detached chalet is perfectly positioned for those seeking a rural lifestyle immersed in nature, with woodland & riverside walks literally on the doorstep. Despite its peaceful setting, the property remains well placed for the nearby market town of Brandon, providing a range of amenities & rail links to Cambridge & Norwich.

Occupying a generous plot, the home offers spacious accommodation that has been well cared for by the current owners, while still offering excellent potential for further improvement, personalisation or extension (STPP).

A welcoming entrance hall leads into a comfortable yet spacious living room, with a feature woodburner, creating a cosy & inviting space. A conservatory enjoys views over both the front & rear gardens, while a study offers flexible use & could easily serve as a third bedroom if required. The kitchen is well equipped & provides space for dining, supported by an adjoining utility room & a cloakroom. To the rear, an additional office offers an ideal solution for home working or further versatile living space. Upstairs, there are two well-proportioned bedrooms, both with built-in storage, & a family bathroom.

Outside, the gardens are a real highlight - generous, largely laid to lawn and offering a wonderful sense of privacy and space, plus a sizeable workshop with power and lighting provides excellent functionality for hobbies or storage!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side, window to front and radiator.

#### **Study / Bedroom Three**

With dual aspect windows to both the front and side and radiator.

#### **Lounge**

With feature multi-fuel burner, dual aspect windows to the side and rear and two radiators.

#### **Conservatory**

With sliding doors leading out to the rear garden.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for oven, space for fridge/freezer, dual aspect window to side and radiator.

#### **Utility Room**

With space and plumbing for washing machine, space for tumble dryer, inset sink unit with taps and drainer over, window to rear and door leading out to the rear garden.

#### **Downstairs Cloakroom**

With W.C and window.

#### **Office**

With window to side.

#### **First Floor Landing**

With window to rear.





### **Master Bedroom**

With built in wardrobe, further integrated storage, window to side and radiator.

### **Bedroom Two**

With built in wardrobe, further integrated storage, window to side and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with shower attachment over, window to rear and radiator.

### **Outside**

Sitting on a great sized plot with a range of mature shrubs and trees throughout, the garden is largely laid to lawn and, alongside the workshop, there is a further concrete hardstanding area and two garden sheds.

### **Workshop**

With power and light connected.



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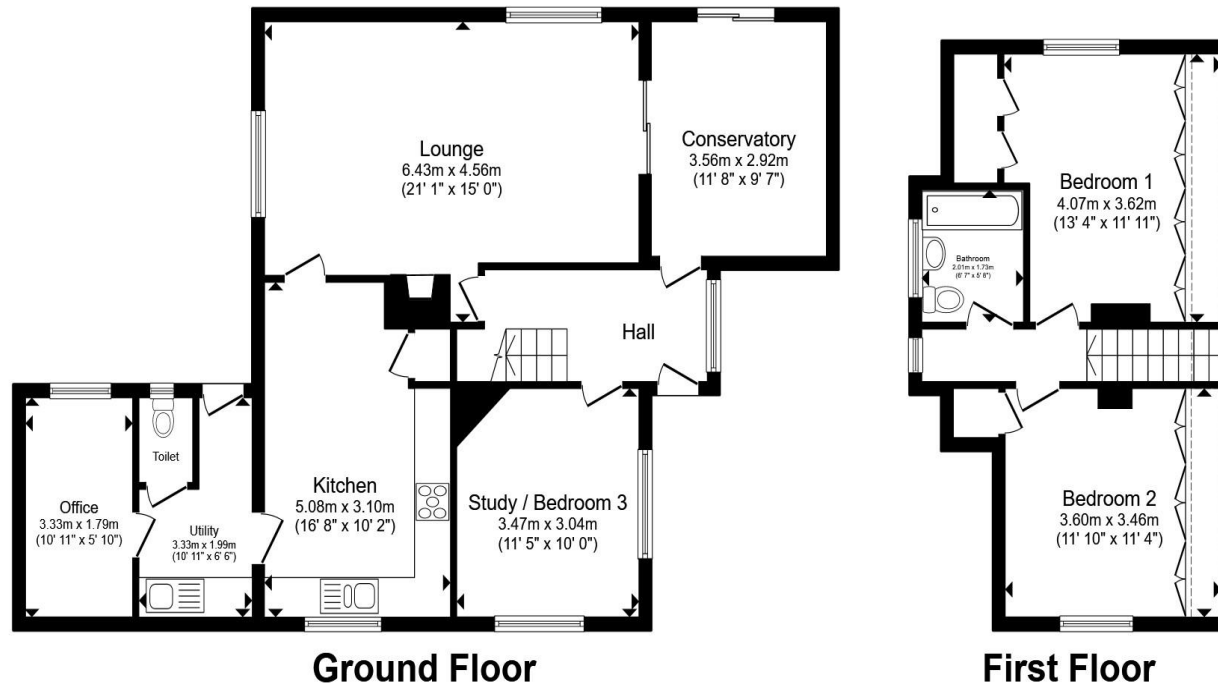
welcome to

## Marks Lane, Santon Downham, Brandon

- Rarely Available Detached Chalet in Santon Downham
- Idyllic Rural Setting with Forestry and Riverside Walks Nearby
- Spacious Accommodation with Versatile Layout
- Two Bedrooms Upstairs Plus Ground Floor Study/Third Bedroom
- Conservatory Enjoying Garden Views
- Excellent Scope to Modernise or Extend (STPP)
- Workshop with Power and Lighting, Plus Sheds and Hardstanding
- Utility Room, Office and Downstairs Cloakroom

Tenure: Freehold EPC Rating: E

**£475,000**



Total floor area 120.1 m<sup>2</sup> (1,293 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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