



Hawthorn Lodge Witcham Road, Mepal
Ely

RICHARD
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ESTATE AGENTS 

£635,000

Hawthorn Lodge Witcham Road

Mepal, Ely

An immaculately presented detached home situated in a semi rural location between Mepal and Witcham and benefitting from superb views across paddocks and open countryside.

The extensive accommodation comprises on the ground floor, entrance hall, cloakroom, spacious lounge, superb open plan kitchen/dining/family room and utility, whilst on the first floor there is a galleried landing, 4 double bedrooms (2 ensuite) and the family bathroom. There is also a recently built office which is situated above the garage.

Outside there is a block paved driveway providing ample off street parking leading to a single garage, whilst to the rear there is a well maintained garden backing onto paddocks.

The property has the benefit of under floor heating to the ground floor with radiators to the first and for the equestrian enthusiast is situated close to a livery yard.

To fully appreciate the setting and extent of accommodation a viewing is highly recommended.

Council Tax band: F

Tenure: Freehold



- Substantial Detached House
- Immaculately Presented Throughout
- Semi Rural Location with Superb Views Across Paddocks & Farmland
- 4 Double Bedrooms (2 Ensuite)
- Superb Open Plan Kitchen/Dining/Family Room & Utility
- Separate Lounge & Office
- Driveway & Single Garage
- Gardens Backing onto Paddocks
- Under Floor Heating to Ground Floor
- Viewing Recommended

ENTRANCE HALL

With door and double glazed window to front aspect, stairs to first floor with under stairs cupboard, under floor heating.

CLOAKROOM

With built-in WC and wash basin, double glazed window to front aspect, under flooring heating.

LOUNGE

With double glazed window to front aspect and bi-fold doors to rear overlooking the garden and paddocks beyond, media unit, under floor heating.

KITCHEN/DINING/FAMILY ROOM

A superb room with double glazed windows and bi-fold doors overlooking the garden and paddocks beyond. Kitchen fitted with a range of painted base level storage units with Quartz work surfaces and undermounted sink, built-in electric double oven, microwave and dishwasher, island unit with Quartz top providing breakfast bar, induction hob with pop-up extractor, under floor heating.

UTILITY ROOM

With double glazed window to front aspect, door to garage, stainless steel sink unit and drainer, fitted with a range of storage units and work surfaces, plumbing for washing machine, built-in fridge and freezer, under floor heating.



GALLERIED LANDING

With double glazed window to front aspect with views across fields, access to loft, radiator.

BEDROOM 1

With French doors leading to a Juliet balcony giving superb views across paddocks and farmland to the rear, built-in double wardrobe, shelved cupboard, radiator.

ENSUITE

With walk-in double sized shower, vanity unit with wash basin and built-in WC, heated towel rail.

BATHROOM

With suite comprising built-in WC, vanity unit with wash basin, bath with shower above, double glazed window to rear aspect, heated towel rail, airing cupboard housing hot water cylinder.

BEDROOM 2

With large double glazed window to rear aspect giving a superb view across paddocks and countryside, built-in wardrobes, radiator.

ENSUITE

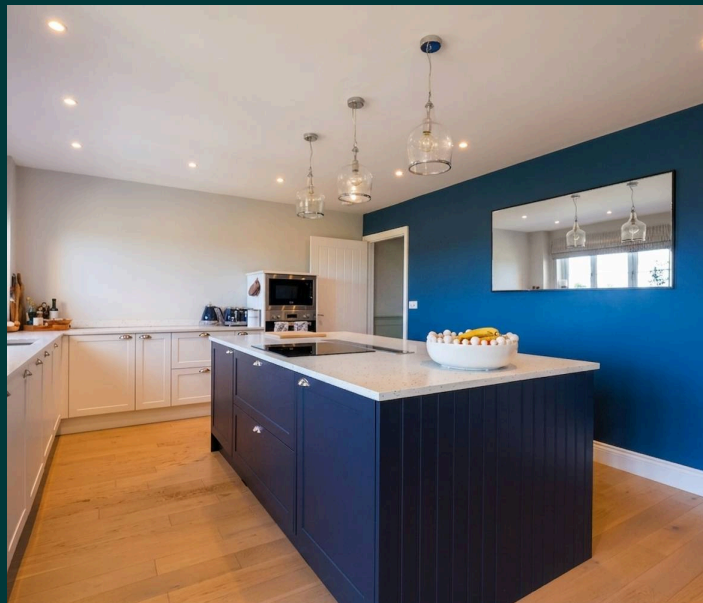
With double sized shower cubicle, vanity unit with wash basin, built-in low level WC, heated towel rail.

BEDROOM 3

With double glazed window to front aspect giving a view across farmland, built-in wardrobe, radiator.

BEDROOM 4

With double glazed window to front aspect giving a view across farmland, radiator.





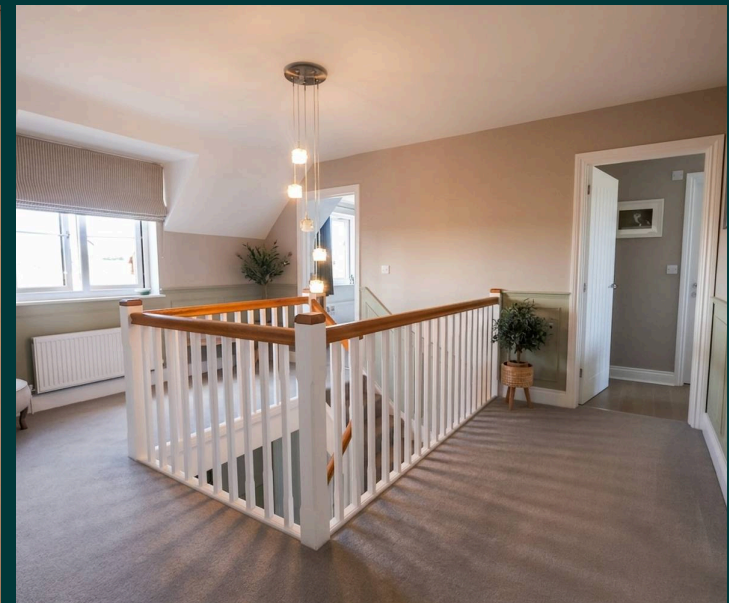
OFFICE

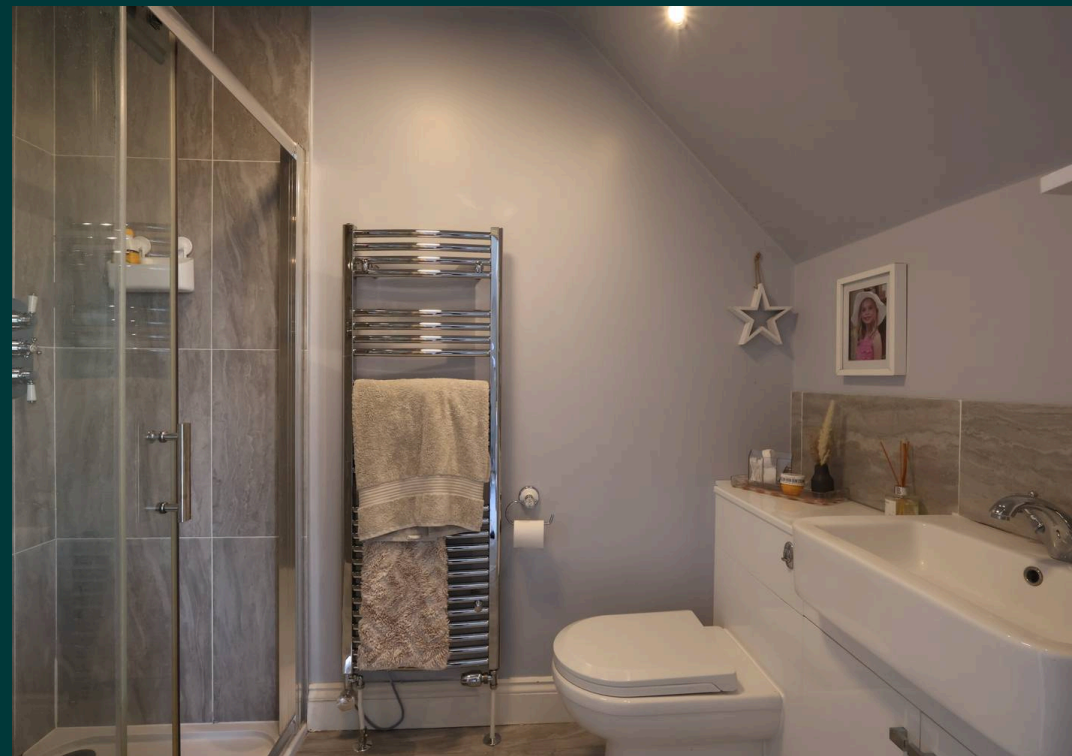
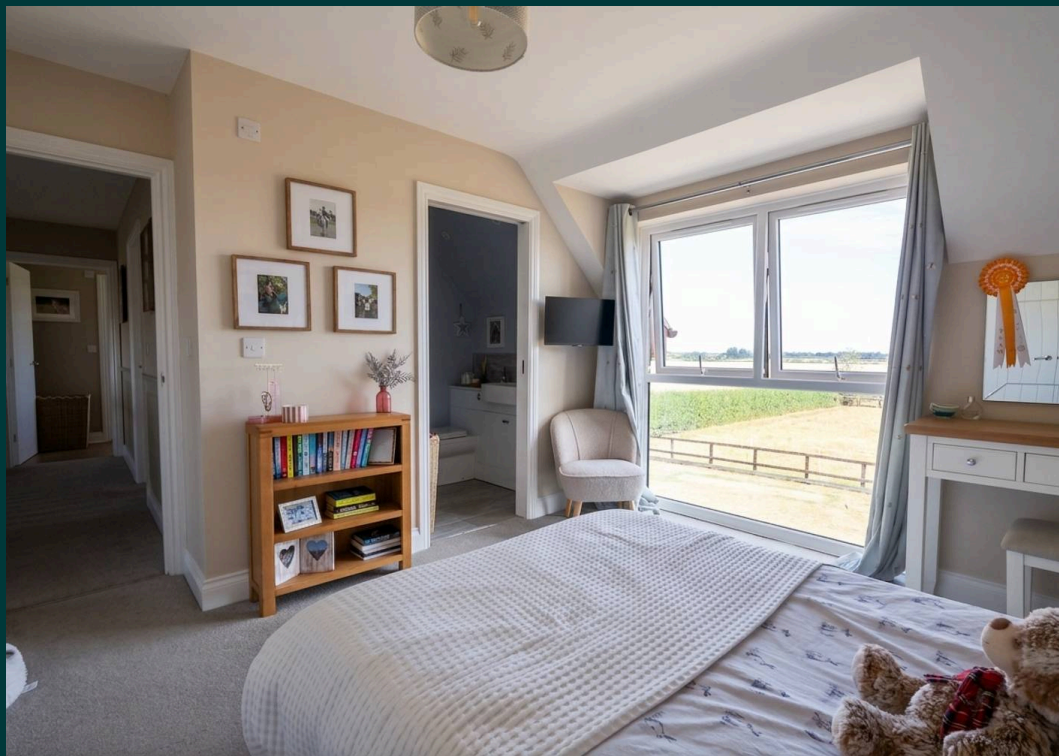
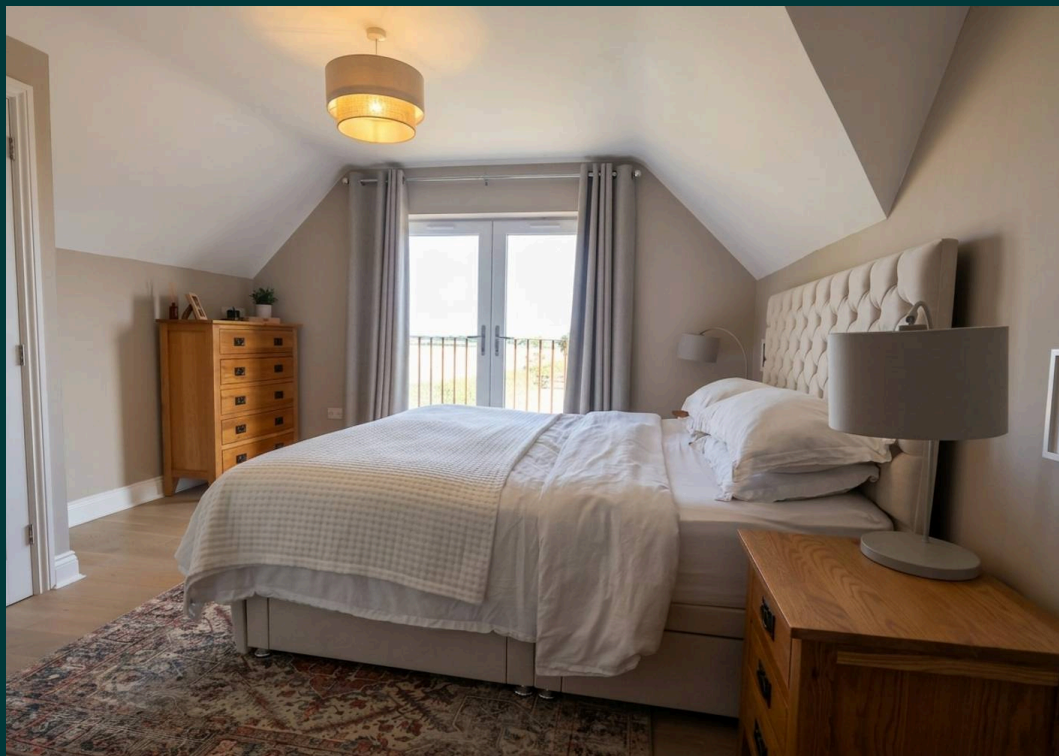
A separate staircase accessed from the rear of the garage leads up to a recently constructed office which has a double glazed window to rear aspect giving an attractive view across the paddocks and farmland and has a combined air conditioning/heating unit.

OUTSIDE

To the rear of the property there is an extended paved patio leading onto a lawn which backs onto paddocks giving an attractive view.

To the front of the property there is an extensive block paved driveway leading to a single garage with roller shutter door, power and light connected and cupboard housing the oil fired central heating boiler.













Approximate Gross Internal Area = 219.7 sq m / 2364 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1324014)



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