



Mepal Road, Witcham, CB6 2AE

CHEFFINS

Mepal Road

Witcham,
CB6 2AE

- Individual Detached Former Coach House
- Lounge / Dining Room with Vaulted Ceilings
- Flexible Accommodation with Annexe Potential
- 4/5 Bedrooms (1 Ensuite)
- Bathroom & Shower Room
- Approx 2.5 Acre Plot (STS) to Include 2 Acre Paddock
- Extensive Parking, Large Workshop, 2 Brick Built Stables & Yard
- Rural Village Location
- Freehold / Council Tax Band D / EPC Rating D

Cheffins are delighted to offer to the market this individually built former coach house located in the rural village of Witcham. This fabulous family home offers flexible accommodation and the opportunity to create an annexe space.

Internal accommodation comprises on the ground floor entrance hall, fitted kitchen with self-contained bedroom with ensuite above with separate staircase access, large utility room, dining / lounge area with vaulted ceiling and providing access into the garden, office/bedroom 5, study/bedroom 5 and ground floor bathroom, 2 further bedrooms and a shower room.

Outside there is a generous gravelled driveway providing off road parking for an estimated 10 cars, a large front garden enclosed by hedgerows and gates. To the rear there is a mainly lawned garden and an estimated 2 acres paddock (sts), large workshop, 2 brick built stables and a yard.

The whole property is sat on an estimated 2.5 acres (sts) and must be seen to be appreciated.

4 2 2

Guide Price £795,000





LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).



ENTRANCE LOBBY

With door to front aspect, window to side aspect, ceramic tiled flooring with under flooring heating and leading to:

LOUNGE / DINING ROOM

Lounge area with doors to rear aspect leading into the garden, vaulted ceiling, dual sided multi-fuel burner separating the lounge and dining area, 2 radiators, solid oak flooring. Set of stairs leading to the first floor.

Dining area with doors to front aspect, storage cupboard, solid oak flooring.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven, island with 4-ring electric induction hob with extractor hood over, cupboards and drawers, stainless steel sink unit with mixer tap, tiled floor with under floor heating, integral dishwasher and fridge, door to rear and side aspects, windows to rear and side aspects, ceramic tiled flooring with under floor heating. Staircase to:

FIRST FLOOR LANDING 1

With window to rear aspect and providing access to self-contained bedroom and ensuite.

BEDROOM 1

With window to rear aspect, radiator.

ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, double shower cubicle, heated towel rail, skylight to front aspect.

GROUND FLOOR

UTILITY ROOM

With plumbing for washing machine and space for tumble drier, range of base eye level storage units with work surfaces over, stainless steel sink with mixer tap, built-in cloaks/storage cupboard, space for upright fridge and freezer, ceramic tiled flooring with under floor heating. Leading through to:

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin, rolltop bath, window to front, towel rail, extractor fan, spotlights, solid oak flooring

OFFICE / BEDROOM 4

With windows to front and side aspects, solid oak flooring, radiator.

STUDY / BEDROOM 5

With 2 windows to rear aspect, solid oak flooring, radiator.

FIRST FLOOR LANDING 2

With skylight to front aspect, 2 built-in storage cupboards.

BEDROOM 2

With skylights to front and rear and radiator.

BEDROOM 3

With skylights to front and rear aspects, radiator,

SHOWER ROOM

With shower cubicle, low level WC, pedestal wash hand basin, skylight to front aspect.

OUTSIDE

To the front of the property there is a large gravelled driveway providing parking for an estimated 10 vehicles. There is also a large mainly laid to lawn garden with mature hedgerow trees and patio area.

At the rear the property is mainly laid to lawn with pond, raised gravelled patio area, several outbuildings to include 2 brick built stables with power and light connected and generous 'L' shaped workshop.

There is a yard to the rear with a paddock of approximately 2 acres (sts). The plot in total we understand extends to approximately 2.5 acres (sts).

AGENTS NOTE

Please note: the current Land Registry entry for the property is incorrect. The vendors have sold a section of garden to the neighbouring property but the Land Registry entry has yet to be updated.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £795,000

Council Tax Band – D

Local Authority – East Cambs District Council







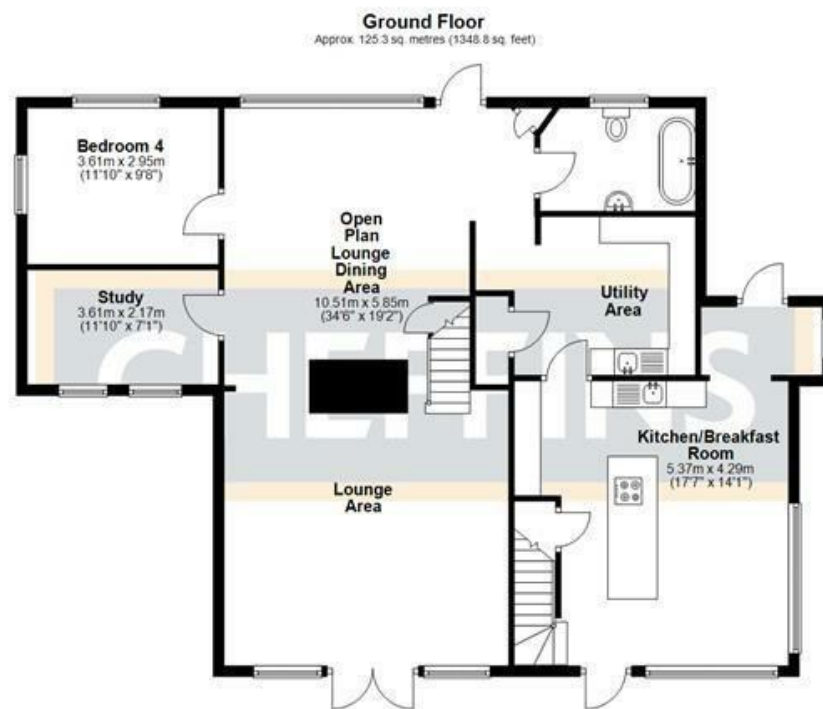






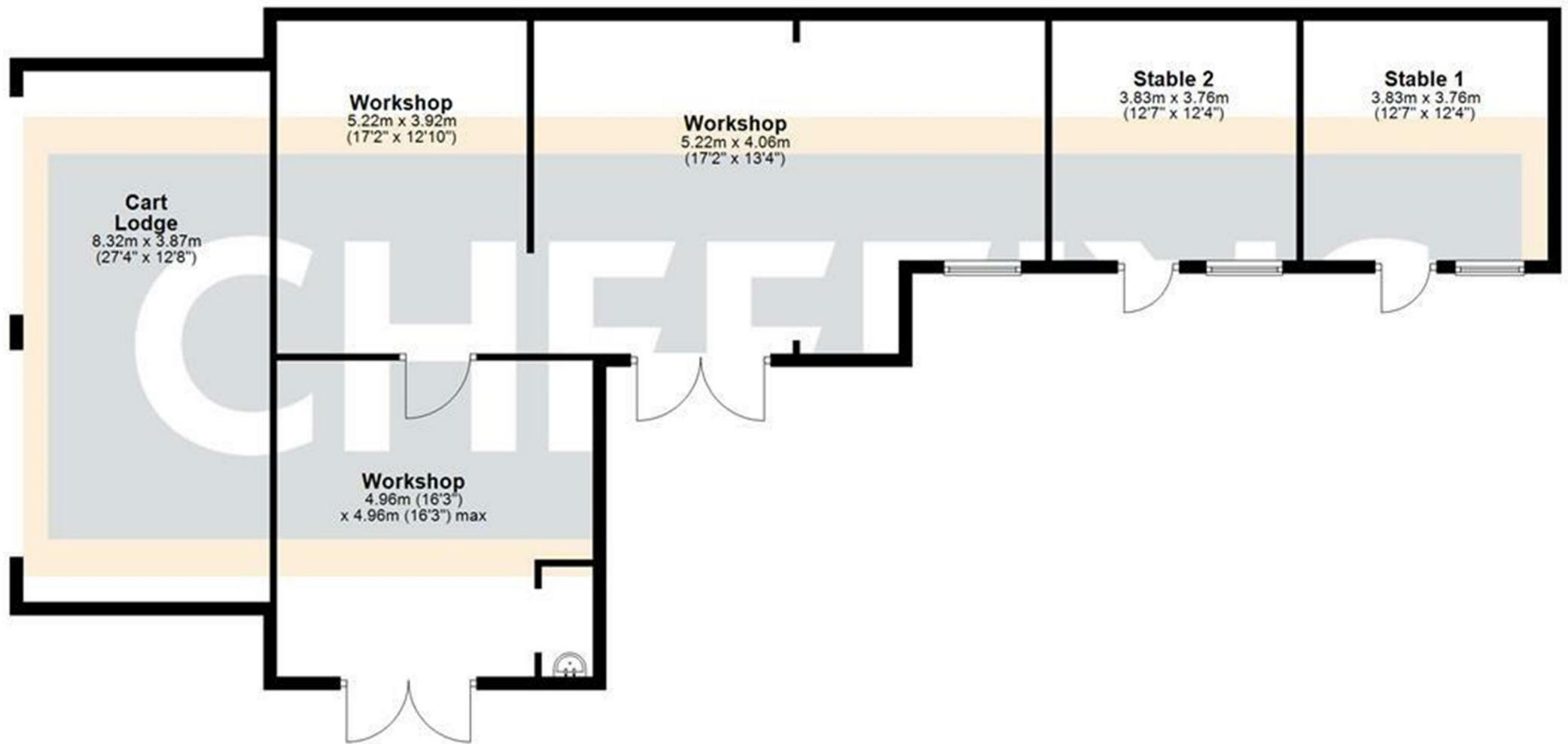






Total area: approx. 188.1 sq. metres (2024.6 sq. feet)

Ground Floor
Approx. 147.2 sq. metres (1584.5 sq. feet)



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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