



Reads Street, Stretham, Ely, Cambridgeshire CB6 3JT

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An exceptional 18th Century detached residence offering approximately 3,278 sq. ft of beautifully appointed accommodation. This impressive home provides six bedrooms and three generous reception rooms, together with a superb open-plan kitchen/family room designed for modern living and entertaining. Set within the heart of this well served village, the property also benefits from a substantial self-contained two-bedroom annexe extending to around 900 sq. ft, ideal for multi-generational living or guest accommodation. Rich in period character and original features, the home seamlessly blends historic charm with stylish contemporary enhancements. Early viewing is highly recommended.

- Three Reception Rooms
- Dining Room & Inner Lobby
- Kitchen & Utility
- Six Bedrooms (One with En-Suite)
- Family Bathroom & Two Cloakrooms
- Cellar & Loft Store
- Outbuilding/Annexe

Guide Price: £895,000



STRETHAM is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

ENTRANCE PORCH With door to front aspect, single window, radiator, storage cupboard and brick flagstone flooring.

SITTING ROOM/STUDY 15'7" x 13'1" (4.74 m x 4.00 m) Dual aspect room with double glazed sash window to front aspect and double glazed window to side, feature Inglenook fireplace with burning stove. Brick flagstone floor, storage cupboard and exposed wood beam.

DINING ROOM 15'5" x 11'9" (4.71 m x 3.58 m) With double glazed window to front aspect, feature brick Inglenook fireplace with burning stove, brick flagstone flooring, radiator and exposed beam.

INNER HALL With radiator and door leading into:-

INNER LOBBY 15'7" x 6'2" (4.76 m x 1.87 m) With floor to ceiling double glazed window and door to rear garden, storage cupboard, access to cellar and stairs to first floor.

CLOAKROOM Comprising low-level WC, pedestal wash hand basin and radiator.

LIVING ROOM 15'5" x 13'5" (4.71 m x 4.10 m) Double glazed sash window to front aspect, burning stove, radiator, brick flagstone flooring and built in storage cupboard.

UTILITY ROOM Space for utilities and window to side aspect.

KITCHEN 17'9" x 9'9" (5.41 m x 2.97 m) Beautifully bespoke crafted kitchen, including single Smeg sink, Bosch double electric oven, Bosch induction hob, Rayburn, Samsung microwave oven, wine cooler and breakfast bar. Complete with low-level and wall mounted units, alcove with space for American style fridge freezer and double glazed window to side aspect looking out to courtyard. Radiator.

FAMILY ROOM 17'10" x 13'4" (5.43 m x 4.06 m) French doors and windows to rear aspect. Single personnel door to rear garden, exposed brick wall and radiator.

CELLAR 16'3" x 7'4" (4.95 m x 2.23 m)

FIRST FLOOR LANDING Radiator, bespoke bookshelf units and staircase to second floor.

BEDROOM ONE & EN-SUITE 15'6" x 13'5" (4.72 m x 4.10 m)

With double glazed sash window to front aspect, feature fireplace (non-functional), built-in wardrobe and radiator.

En-Suite complete with walk in shower with drencher size showerhead and shower attachment, low-level WC, vanity wash hand basin, heated towel rail and window to side aspect.

BEDROOM TWO 15'6" x 13'4" (4.72 m x 4.06 m) Dual aspect with double glazed sash window to front aspect and single window to side, built-in wardrobe and radiator.

BEDROOM THREE 17'11" x 9'10" (5.46 m x 2.99 m) Dual aspect with double glazed window to side and rear, built-in wardrobe and radiator.

FAMILY BATHROOM Suite comprising panel bath, drencher size showerhead and shower attachment, low-level WC, vanity wash hand basin and heated towel rail.

BEDROOM FOUR 12'0" x 8'8" (3.66 m x 2.63 m) Double glazed sash window to front aspect, built-in wardrobe and radiator.

SECOND FLOOR LANDING With radiator and Velux window to rear aspect. Separate WC with low-level WC, wash hand basin, and Velux window to rear aspect.

BEDROOM FIVE 19'0" x 10'6" (5.80 m x 3.21 m) With double glazed window to side aspect and radiator.

BEDROOM SIX 13'4" x 10'5" (4.06 m x 3.18 m) Window to side aspect, radiator.



LOFT STORE 19'0" x 10'6" (6.00 m x 3.10 m)

OUTBUILDING/ANNEXE

GROUND FLOOR STUDIO/GYM - 19'7" x 18'6" (5.98m x 5.64)

GROUND FLOOR SHOWER ROOM & UTILITY/KITCHENNETTE

FIRST FLOOR OFFICE - 17'1" x 12'10" (5.20m x 3.91m)

FIRST FLOOR BEDROOM - 17'1" x 16'4" (5.20m x 4.98m)

Superbly presented and modernised offering two bedrooms, kitchen, shower room and a spacious lounge/diner. The space offers ideal multifunctional or generational use as living accommodation or workspace.

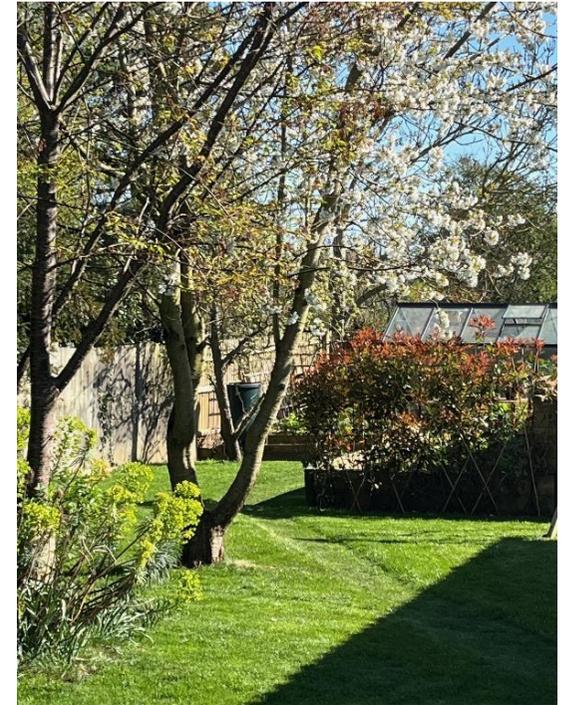
EXTERIOR The garden is approached via a five-bar gate opening onto a gravel driveway, providing ample off-road parking for multiple vehicles.

Immediately to the rear of the family room and garden room is a paved patio terrace, creating an ideal space for outdoor dining and entertaining. The garden then extends to a well-maintained lawn, complemented by a variety of mature plants and shrubs.

Additional features include a timber garden shed and a productive allotment area with raised planting beds, together with a glass greenhouse — perfect for keen gardeners.



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 3278 sq ft - 304 sq m
(Excluding Outbuilding)**

Cellar Area 143 sq ft – 13 sq m
 Ground Floor Area 1412 sq ft – 131 sq m
 First Floor Area 1040 sq ft – 97 sq m
 Second Floor Area 683 sq ft – 63 sq m
 Outbuilding Ground Floor Area 476 sq ft – 44 sq m
 Outbuilding First Floor Area 447 sq ft – 41 sq m



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.

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Tenure - The property is Freehold

Council Tax - Band F **EPC** F (32/71)

Viewing - By Arrangement with Pocock & Shaw
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