



The Shade, Soham CB7 5DE

Guide Price £795,000

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Rare opportunity to purchase a detached family home, hugely extended and improved and set within grounds of around 1.9 of an acre (subject to survey) and boasting an appealing mix of outbuilding for equestrian or potential business use.

The property offers substantial accommodation of around 3000 square foot and boasts flexible and comfortable rooms throughout. The current owners cleverly extended the property in recent years to provide sizeable annexe accommodation.

Viewing highly recommended.

Soham is a small town located in Cambridgeshire, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

Porch

Tiled flooring. Window to front aspect. Glazed door to entrance hall.

Entrance Hall

Generous entrance with tiled flooring. Doors leading to front porch, kitchen, dining room and inner hallway. Radiator. Stairs leading to first floor.

Kitchen 13'0" x 12'8" (3.98 x 3.88)

Modern kitchen with range of matching eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and connection for gas cooker, inset to alcove. Space for fridge/freezer. Attractively tiled splashbacks. Tiled flooring. Dual aspect windows. Radiator. Door to entrance hall.

Dining Room 19'7" x 12'8" (5.99 x 3.88)

Beautiful dining room with exposed wood flooring and ceiling beams. Feature fireplace with exposed brick surround and stone hearth, currently fitted with wood burner stove. Radiators. Dual windows to front aspect. Glazed door to living room. Door to entrance hall.

Living Room 16'6" x 15'0" (5.05 x 4.59)

Spacious living room with stunning exposed brick feature fireplace with inset wooden mantel and tiled hearth. French doors with full height windows either side to rear garden. Window to side aspect. Radiators. Glazed door to dining room.

Inner Hallway

With doors leading to utility room, office, cloakroom, entrance hall and hallway.

Utility Room 11'9" x 11'6" (3.59 x 3.52)

Range of matching eye and base level cupboards with worktop over. Built-in storage cupboard. Stainless steel sink and drainer with mixer tap over. Space and plumbing for dishwasher, washing machine and tumble dryer. Tiled flooring. Window to rear aspect. Door to inner hallway.

Office 7'11" x 7'0" (2.43 x 2.15)

Generous room with tiled flooring. Radiator. Door to inner hallway.

Cloakroom 7'0" x 5'2" (2.15 x 1.6)

White suite comprising low level W.C. and pedestal hand basin with mixer tap over. Tiled flooring. Radiator. Obscured window. Door to inner hallway.

Hallway

Light hallway with half glazes doors leading to either side. Doors leading to bedroom and kitchen/reception room and inner hallway. Tiled flooring

Bedroom 12'6" x 11'5" (3.83 x 3.49)

Spacious double bedroom with dual aspect windows. Door to hallway.

Kitchen/Reception 28'1" x 11'8" (8.57 x 3.56)

Spacious, light room with dual aspect windows. Kitchen: modern range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Space and connection for cooker. Space for under counter fridge. Attractively tiled splashbacks. Vinyl tile effect flooring to kitchen area. Spacious sitting room. Doors to bedroom and hallway.

Bedroom 11'5" x 9'11" (3.49 x 3.04)

Spacious double bedroom with window to rear aspect. Doors to en suite and kitchen.

Ensuite 11'5" x 5'6" (3.49 x 1.69)

Modern white suite comprising low level W.C>, pedestal hand basin, walk-in shower cubicle and panelled bath. Attractively tiled throughout wet areas. Obscured window. Door to bedroom.

First Floor Landing

Doors to three bedrooms and bathroom. Radiator. Stairs leading to ground floor.

Bedroom 1 16'6" x 14'8" (5.05 x 4.49)

Spacious double bedroom with built-in wardrobes and storage. Window to rear aspect. Door to landing.

Bedroom 2 13'3" x 12'8" (4.05 x 3.88)

Spacious double bedroom with window to front aspect. Exposed wooden flooring. Radiator. Door to landing.

Bedroom 3 10'4" x 9'5" (3.16 x 2.89)

Generous double bedroom with window to front aspect. Radiator. Door to landing.

Bathroom 13'4" x 12'8" (4.08 x 3.88)

Stunning bathroom with white suite comprising low level W.C., pedestal hand basin with mixer tap over, generous walk-in shower cubicle and 'bath and claw' freestanding bath with mixer tap and shower attachment over. Exposed wooden flooring. Attractively tiled to wet areas. Built-in storage cupboards. Ladder radiator. Dual aspect windows. Door to landing.

Outside - Rear Garden

Central lawned area with paved patio surround. Decking area with summer house. Some mature tree planting. French doors to living room. Door to hallway.

Summer House

Timber summer house with power and light. Opening to decking area.

Outside - Rear

Gravel driveway leading to front and large off road parking area, providing ample off road parking. Five bar gate leading on to hardstanding area to stabling and workshop, arenas and paddocks. Large wire fenced dog kennel area.

Stable Block 39'5" x 29'10" (12.03m x 9.10m)

Well maintained stable block with power and light. Five stalls. Tack room. Sliding double doors externally.

Wokshop 29'10" x 19'4" (9.10m x 5.91m)

With power and light.

Indoor Arena 59'7" x 29'10" (18.18m x 9.10m)

Outdoor Arena 83'2" x 63'7" (25.36m x 19.40m)

Enclosed sand arena with two open shelters (3.81m x 3.66m & 3.68m x 3.54m). Access to indoor arena and paddocks beyond.

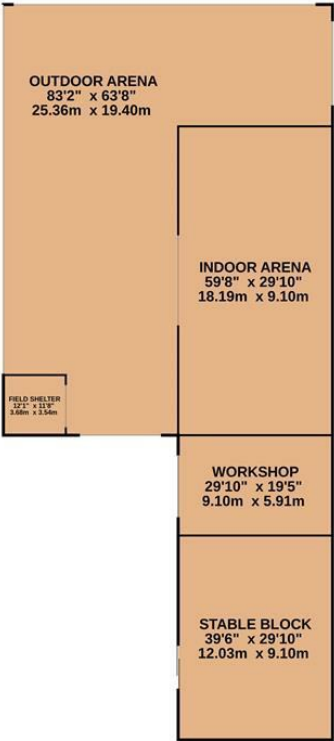
Outside - Front

Gravelled area providing turning area. Gated gravel driveway leading to rear parking area and paddocks. Front garden, flagstone paving with gravel beds. Hedged boundary. Side access gate to driveway.

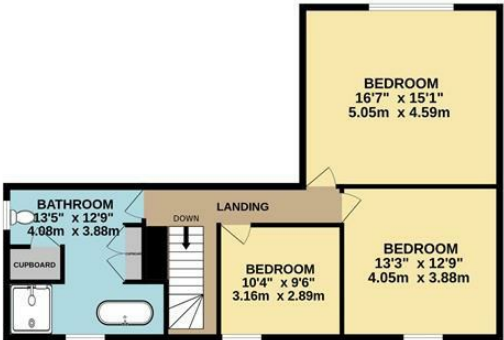
Property Information:

EPC - D
Tenure - Freehold
Council Tax Band - E (East Cambs)
Property Type - Detached House with Paddocks
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 234 SQM
Parking – Off Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

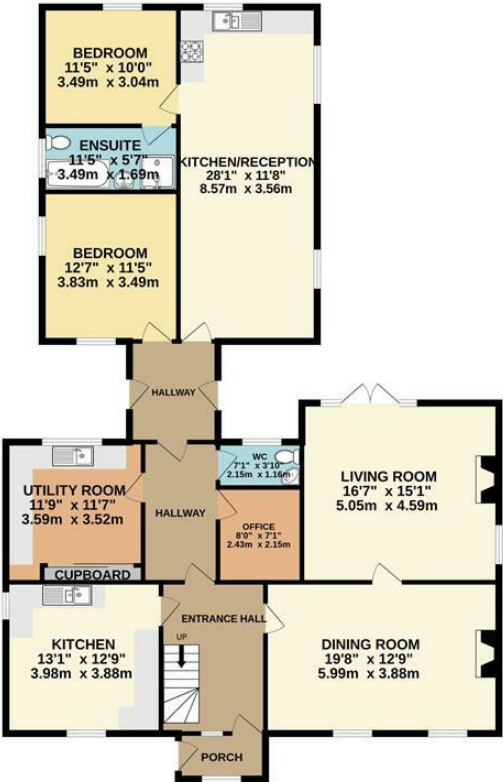
GROUND FLOOR
7203 sq.ft. (669.2 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



GROUND FLOOR
1799 sq.ft. (167.2 sq.m.) approx.



23A THE SHADE, SOHAM

TOTAL FLOOR AREA : 2568 sq.ft. (238.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	67		(21-38) F		
(1-20) G			(1-20) G		

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