



Oak Lane, Littleport, CB6 1RS

**CHEFFINS**



# Oak Lane

Littleport,  
CB6 1RS

- Substantial Detached Home
- Approx 2,912 Sq Ft
- 5/6 Bedrooms
- Potential to Create Annexe
- Superb Plot of Approx 6.25 Acres (STS)
- Extensive Driveway & Double Garage
- Countryside Views
- Freehold / Council Tax Band E / EPC Rating D

A substantial detached family home with the benefit of a self-contained annex arrangement, occupying a semi-rural position with attractive open views to both the front and rear, yet conveniently located for Ely. The grounds extend to approximately 6.25 acres (sts), offering a rare combination of space, privacy and versatility.

The property provides generous and highly flexible accommodation, making it particularly well suited to multi-generational living, dependent relatives or those seeking separate guest or work-from-home space. The annex potential includes a second living room with kitchenette, a ground floor bedroom and adjacent shower room, allowing a high degree of independence while remaining connected to the main house.

The principal accommodation comprises, on the ground floor, an entrance hall, cloakroom, lounge, garden room, kitchen/dining room, utility room and a separate dining room, in addition to the annex-style living space.

On the first floor there are five excellent bedrooms, two of which benefit from ensuite facilities. One bedroom also enjoys an interconnecting room, ideal as a playroom, dressing room, study or additional living area.

Outside, the property is approached via an extensive driveway leading to a double garage. The gardens are well maintained and enjoy far-reaching countryside views, with a grass field to the rear extending to approximately 5.7 acres (sts), providing superb space for recreation, animals or lifestyle use, subject to any necessary consents. To fully appreciate the scale of accommodation, the flexibility of the layout and the extent of the grounds, an internal viewing is highly recommended.

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**Guide Price £800,000**







## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

## ENTRANCE HALL

With solid oak flooring, under stairs storage cupboard, stairs to first floor, further 2 cupboards ( 1 housing the water softener, the other for coats)

## CLOAKROOM

With low level WC, hand basin, tiled floor, radiator.

## LOUNGE

With feature open fireplace with tiled hearth, radiator, double glazed window with attractive view across farmland.

## GARDEN ROOM

Of double glazed construction with oak flooring and 2 radiators, French doors opening onto the garden and entrance to lounge.

## KITCHEN / BREAKFAST ROOM

With one and a quarter stainless steel sink unit and drainer, fitted with a range of matching units and granite work surfaces including base units, wall mounted units and drawers, fitted oven, hob and extractor fan, integral fridge/freezer and dishwasher, island unit with extractor over, tiled floor, 2 double glazed windows with an attractive view across the gardens and field beyond.

## UTILITY ROOM

With base units, plumbing for washing machine, space for tumble drier, door through to rear garden, filtered water tap, tiled floor, door to rear garden, radiator.

## DINING ROOM

With radiator and double glazed window with attractive view across farmland.

## STUDY / BEDROOM 6

With double glazed window, radiator.

## GUEST LOUNGE

Door into the rear garden and garage, radiator. With double glazed window to front aspect with attractive view across farmland.

Kitchenette with stainless steel sink unit and drainer, wall and base level storage units and work surfaces, electric oven, hob, extractor hood, radiator.

## SHOWER ROOM

With hand basin, low level WC, tiled shower cubicle, heated towel rail, double glazed window.

## FIRST FLOOR GALLERIED LANDING

With shelved airing cupboard housing the hot water tank, double glazed window with attractive view across farmland, access to loft.

## BEDROOM 1

With built-in wardrobes, radiator, double glazed window to front aspect with attractive view across farmland and double glazed window to side.

## ENSUITE

With tiled shower cubicle, low level WC, vanity unit with wash basin, towel rail.

## BEDROOM 2

With built-in wardrobe, 2 double glazed windows to rear aspect with attractive views of the garden and field beyond.

## ENSUITE

With pedestal hand basin, shower cubicle, low level WC, extractor fan and heated towel rail.

## BEDROOM 3

With built-in wardrobes, radiator.

## BEDROOM 4

With cupboard, radiator, double glazed window with attractive view.

## DRESSING ROOM / ADDITIONAL LIVING SPACE

With double glazed window to front aspect with attractive views across farmland, radiator. Interconnecting to:

## BEDROOM 5

With radiator and double glazed window with attractive views across farmland.

## BATHROOM

With suite comprising low level WC, pedestal hand basin, panelled spa bath, bidet, heated towel rail, double glazed window.

## OUTSIDE

The front of the property is enclosed by a low brick wall and wrought iron railings with double gates leading into an extensive block paved driveway providing ample off street parking. There is a double garage measuring approximately 25' x 17' with power and light connected and to the rear of the garage there is a boiler room housing the oil fired central heating boiler.

The property sits in attractive gardens which are mainly laid to lawn and assortment of fruit trees and planted beds. There is also a timber built summerhouse and 2 additional cabins, spacious gazebo, storage shed and fish pond. A gate at the rear of the garden leads into a grass field of approximately 5.7 acres (STS) which has attractive, open views across surrounding farmland. The total plot amounts to approximately 6.25 acres (STS).

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





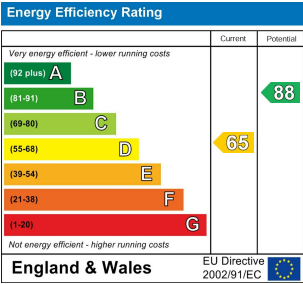




Guide Price £800,000

Council Tax Band – E

Local Authority – East Cambs District Council















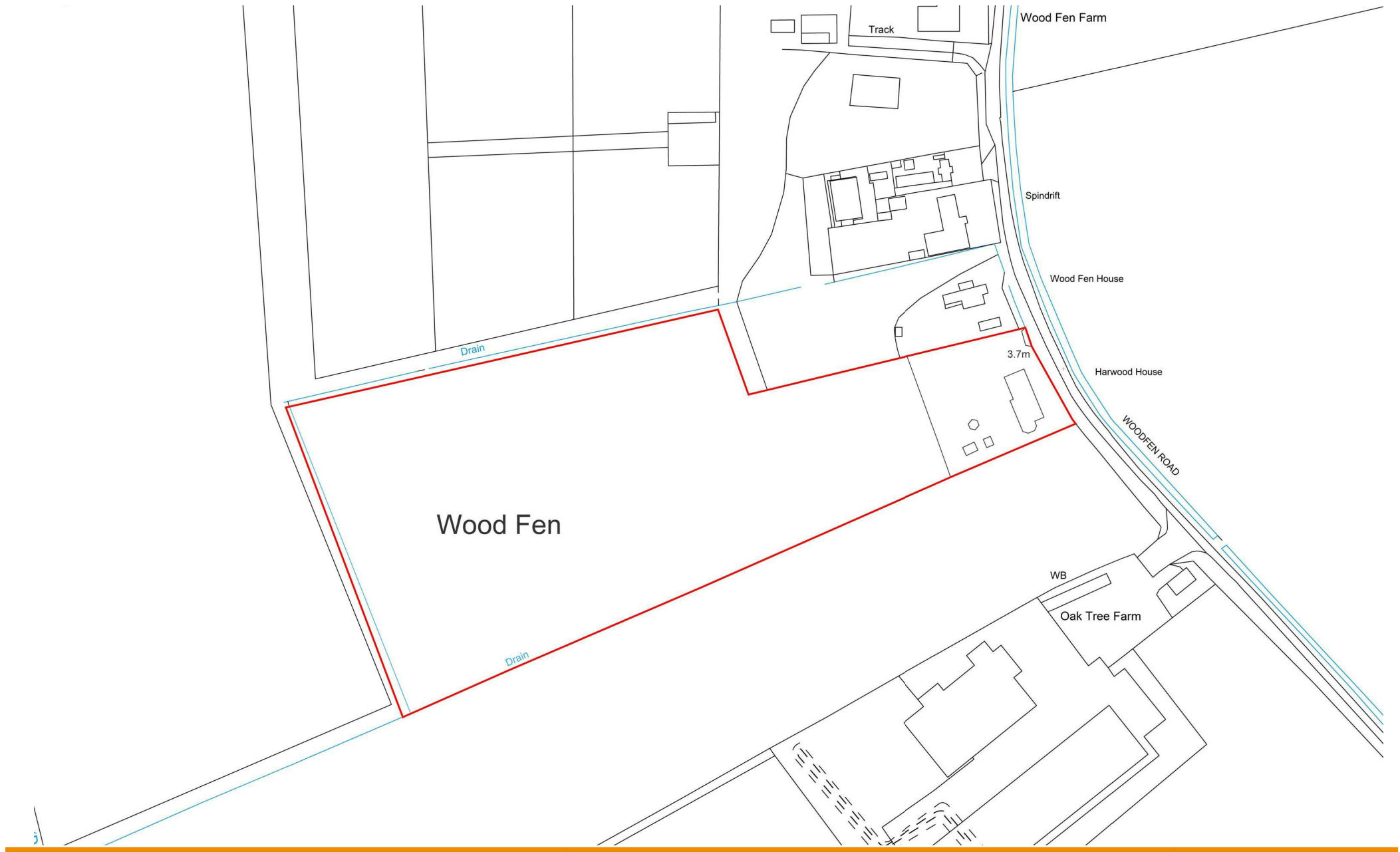
















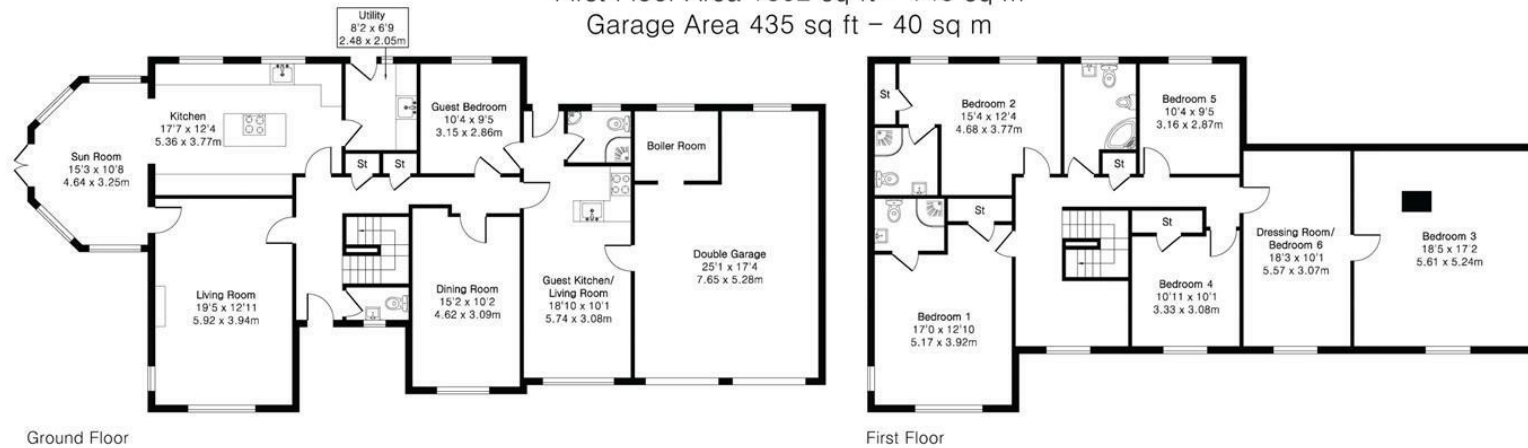


**Approximate Gross Internal Area 2912 sq ft - 271 sq m**

Ground Floor Area 1410 sq ft – 131 sq m

First Floor Area 1502 sq ft – 140 sq m

Garage Area 435 sq ft – 40 sq m



**Agents note:**

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

