



#### Ground Floor

Kitchen  
4.51m (14'10") x 3.65m (12')

Utility Room  
2.78m (9'1") x 1.77m (5'10")

WC

Pantry

Dining Room  
4.54m (14'11") x 3.99m (13'1")

Lounge  
4.38m (14'4") x 3.99m (13'1")

Study/ Store

First Floor

Landing

Bedroom 1  
4.14m (13'7") x 3.99m (13'1")

Bedroom 2  
4.55m (14'11") x 2.95m (9'8")

Bedroom 3  
4.51m (14'10") x 2.68m (8'9")

Bathroom  
3.45m (11'4") x 2.91m (9'7")

Outside

To the front of the property there is a low-level brick wall enclosed garden and a pathway to the front door. A gravelled driveway to the side leads to the rear, gravelled parking area, providing off-road parking for two vehicles. To the rear are three south-facing, enclosed gardens. The first, is laid to lawn, with a decked seating area with pergola over, mature borders and covered clay pizza

oven. Gated and paved access leads to the second garden area which is laid mainly to lawn and features a former stable block which is now three storage areas. There is then a further gated access to the third garden, that has its own title, is currently used as an allotment and wildflower garden with various vegetable beds, and fruit trees. The third garden with its own title, offers the potential for development opportunity subject to the appropriate planning and approvals. The entire plot size measures approx. 0.2 of an acre.

Further Information  
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: E

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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OFFERS OVER

**£500,000**

**High Street**

Pidley, Cambridgeshire, PE28 3BX



PROPERTY SUMMARY

A very well-presented, and proportioned, detached Victorian property. This super home is in a non-estate position, and within a popular village location. The property is a short distance from the established Lakeside Lodge Golf and Country Club, and amenities in the near by village of Somersham. Some of the key features to this individual home are the kitchen/breakfast room, two generous reception rooms, three double bedrooms, a four-piece family bathroom, and the plot size. There is further potential to extend or develop subject to appropriate planning and approvals. A viewing is essential to fully appreciate the potential and what this wonderful home currently has to offer.

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