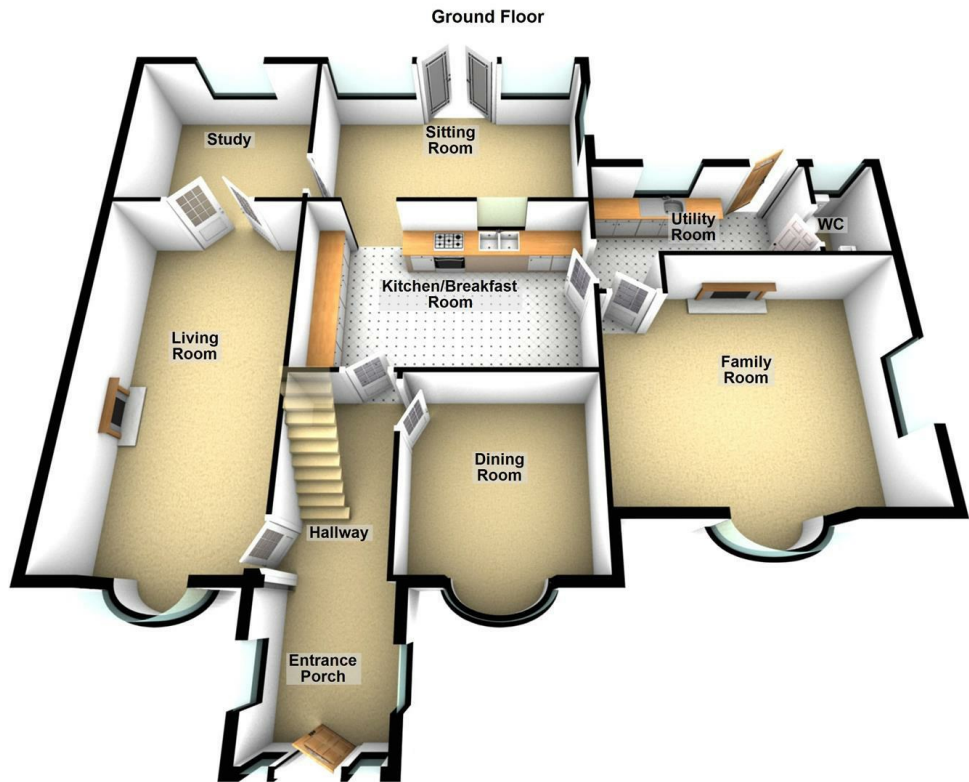




ENTRANCE HALL
LIVING ROOM
STUDY
SITTING ROOM
KITCHEN/BREAKFAST ROOM
DINING ROOM
UTILITY ROOM
CLOAKROOM
FAMILY ROOM

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE

BEDROOM 2

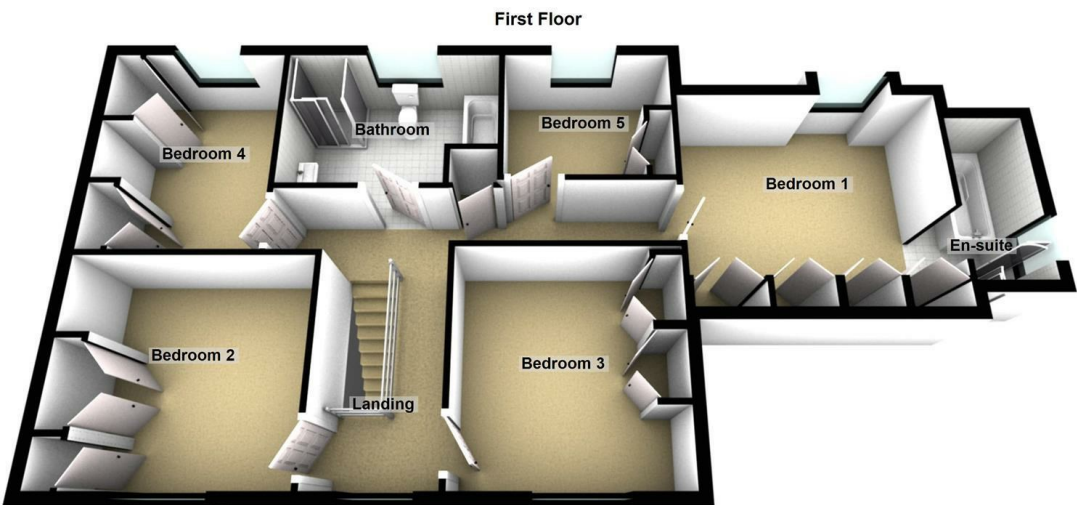
BEDROOM 3

BEDROOM 4

BEDROOM 5

BATHROOM

DOUBLE GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

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WCH
WOODCOCK HOLMES



Soke Road
Newborough, PE6 7QT
£650,000



Soke Road

Newborough

PE6 7QT

A rare opportunity to acquire a substantial and beautifully presented five-bedroom detached family home, set on a generous gated corner plot in a sought-after village location, offering extensive living space, private gardens and excellent access to local amenities, schools and countryside walks.

• IDEAL LONG TERM FAMILY HOME IN A SOUGHT AFTER VILLAGE LOCATION

• AMPLE PARKING WITH DOUBLE GARAGE AND ADDITIONAL CAR PORT

• FIVE WELL-PROPORTIONED BEDROOMS WITH FITTED WARDROBE SPACE

• MULTIPLE RECEPTION ROOMS FOR VERSATILE LIVING

• FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM IDEAL FOR FAMILY LIVING

• GATED PROPERTY WITH TWO ELECTRIC GATES AND EXTENSIVE PRIVATE PARKING

• UTILITY ROOM AND DOWNSTAIRS CLOAKROOM FOR ADDED CONVENIENCE

• BEAUTIFULLY PRIVATE REAR GARDEN WITH LARGE WRAPAROUND PATIO AND LAWN

• LOCATED IN A POPULAR VILLAGE WITH COUNTRYSIDE WALKS AND LOCAL AMENITIES

• SOUGHT-AFTER PRIMARY AND SECONDARY SCHOOL CATCHMENT AREA

Viewings: By appointment

£650,000

GROUND FLOOR

Entering the property, you are welcomed by an inviting and spacious porch area which leads into the main hallway. From here, stairs rise to the first floor and there is access to the rest of the ground floor accommodation.

The home features a well-proportioned living room with a bay window and gas fireplace, creating a warm and homely atmosphere. Double doors lead through to the study, which overlooks the garden and benefits from fitted storage and surrounding desk space.

From the study, you move through to the sitting room, a fantastic social space with large windows and French doors opening out onto the garden. This room is ideal for entertaining, particularly during the summer months, and flows openly into the kitchen/breakfast room. The kitchen is fitted in a farmhouse style and provides ample space for a dining table.

There is also a separate dining room with a bay window, offering plenty of room for a large dining suite. In addition, the ground floor benefits from a separate utility room with a door leading to the garden, a two-piece cloakroom ideal for guests, and a large family room which provides an additional versatile living and social space.

ENTRANCE HALL: 21'7" x 6'4" (6.58m x 1.93m)

LIVING ROOM: 23'3" x 12'3" (7.09m x 3.73m)

STUDY: 11'3" x 11'2" (3.43m x 3.40m)

SITTING ROOM: 11'3" x 18'5" (3.43m x 5.61m)

KITCHEN/BREAKFAST ROOM: 11'1" x 18'5" (3.38m x 5.61m)

DINING ROOM: 11'5" x 11'5" (3.48m x 3.48m)

UTILITY ROOM: 6'6" x 15'1" (1.98m x 4.60m)

CLOAKROOM: 6'6" x 2'8" (1.98m x 0.81m)

FAMILY ROOM: 15'10" x 18'7" (4.83m x 5.66m)

OUTSIDE

The property sits on a generous corner plot and is completely enclosed, offering both privacy and security. Access is provided via two sets of electric gates, creating a convenient in-and-out driveway. The large driveway offers extensive off-road parking and leads to a double garage, with an additional car port area to the side.

To the rear of the home is a stunning garden space featuring a large patio area wrapping around the rear and side of the property, perfect for outdoor dining and entertaining. Steps lead down to a generous lawned garden with a variety of shrubs and flowers, creating a well-established outdoor space. The garden is particularly private and is not overlooked by neighbouring properties.

DOUBLE GARAGE: 17'10" x 26'3" (5.44m x 8.00m)

FIRST FLOOR

Upstairs, the bright and spacious landing leads to five well-proportioned bedrooms.

Bedroom one is a generous principal bedroom with multiple fitted wardrobes and a modern four-piece en-suite bathroom, fully tiled and featuring both a bath and separate shower.

Bedrooms two and three are both comfortable double bedrooms positioned to the front of the property, each with fitted wardrobe space. Bedrooms four and five are located at the rear of the home and also benefit from fitted wardrobes and additional storage.

The first floor is completed by a spacious and luxurious four-piece family bathroom which includes a walk-in double shower and a separate bath.

FIRST FLOOR LANDING: 14'7" x 6'4" (4.45m x 1.93m)

BEDROOM 1: 13'2" to wardrobe x 13'2" (4.01m to wardrobe x 4.01m)

ENSUITE: 10'2" x 4'8" (3.10m x 1.42m)

BEDROOM 2: 11'6" x 12" (3.51m x 3.66m)

BEDROOM 3: 11'6" x 11'5" (3.51m x 3.48m)

BEDROOM 4: 11'1" x 9'4" (3.38m x 2.84m)

BEDROOM 5: 7'8" x 6'10" to wardrobe (2.34m x 2.08m to wardrobe)

BATHROOM: 7'10" x 11'8" max (2.39m x 3.56m max)

AREA

Located within a highly popular village setting, the property benefits from countryside walks right on the doorstep while still being close to local village amenities. The home also falls within sought-after catchment areas for both primary and secondary schools, making it an ideal location for families.

FEATURES

The property benefits from uPVC double glazing throughout and is presented in fantastic condition, having been recently redecorated. Air conditioning is also installed in various rooms throughout the home with cooling and heat options.

This substantial and versatile property offers generous living spaces as well as well-sized bedrooms, making it an ideal long-term family home. Properties of this size and quality in such a desirable village location are rarely available, and early viewing is highly recommended.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & WalesEU Directive 2002/91/EC