



Oak Drive, Stretham, Ely
CB6 3FX



pocock & shaw

Residential sales, lettings & management

2 Oak Drive
Stretham
Ely
Cambridgeshire
CB6 3FX

An impressive and very spacious detached family home enjoying a cul de sac position within this popular village to the north of Cambridge.

- Very spacious detached family house
- Constructed about 10 years ago by a local builder
- Well presented and versatile accommodation
- Limed oak Karndean flooring to ground floor (fitted in summer 2023)
- Private road location
- 6 bedrooms
- Large kitchen/breakfast room
- Landscaped gardens and double garage

Guide Price £695,000



Acorn House is one of just three imposing houses constructed approximately 10 years ago by a local builder. Located off a private, no-through road within the popular village of Stretham. The property is arranged over three floors and offers extensive and very well presented accommodation throughout and extending to an impressive 2,655 sq.ft (246 sq.m). The property offers highly flexible living space, suitable for a variety of family needs. The the second floor accommodation would be ideal as a self-contained suite, ideal for parents requiring privacy, independent teenagers or guest.

Heating is oil fired (underfloor heating to ground floor and via radiators to the first and second floors) and the windows are UPVC double glazed. There is off street parking for 2 cars, double garage and a fully enclosed, well maintained garden. The Council Tax is Band F and the EPC rating is Band C.

Agents Note: There is an annual maintenance charge (currently £150.00) towards the upkeep of the road.

Stretham is a well served village particularly well placed for access to Ely, to the north (4 miles) and Cambridge, to the south (12 miles), both of which offer an excellent range of facilities. Mainline railway stations, providing services to London's King Cross are available at Ely and Waterbeach.

Ground Floor

Storm porch with courtesy lights and part glazed door to

Entrance Hallway with windows to two aspects, recessed ceiling spotlights, under stairs cloaks cupboard (with lighting and coat hooks), stairs to first floor.

Study 10'8" x 5'7" (3.26 m x 1.69 m) with window to front.

Cloakroom with WC, corner wash handbasin with travertine tiled splashbacks, extractor fan.

Dining room 13'5" x 10'8" (4.09 m x 3.25 m) with window to front, dado rail, wall and pendant light on dimmer controls, TV/FM point, door to

Living room 25'0" x 13'9" (7.63 m x 4.18 m) good sized room with patio doors and glazed side panels (with fitted blinds) to garden, window to side, brick fireplace with oak bressumer and inset cast iron woodburner, wall light points, dado rail, TV media points.

Kitchen/breakfast room 14'6" x 18'6" (4.41 m x 5.64 m) with French doors and window to rear garden, comprehensive range of fitted wall and base units with work surfaces and upstands, built in range master and oledo cooker with five ring induction hob and rangemaster stainless steel extractor hood over, under unit lighting. Ceramic butler style sink (Vileroy & Boch) with routed draining area to side and mixer tap over, integrated Bosch dishwasher, Neff American style fridge/freezer to remain. Recessed ceiling spotlights, large stone tiled flooring, door to

Utility room 7'6" x 7'0" (2.29 m x 2.14 m) with part glazed door to side, worktop and upstands, inset stainless steel circular sink with mixer taps, built in wall and base units, plumbing and space for washing machine, coathooks, extractor fan, ceramic tiled flooring.

First Floor

Landing with stairs to second floor, window to front, radiator, recessed ceiling spotlights.

Sitting room 14'7" x 10'3" (4.44 m x 3.12 m) with double doors to balcony (4.19m x 1.80m) with wrought iron balustrading, lighting and tiled flooring. Radiator, doors to bedroom and door to

Bedroom 1 19'5" x 13'9" (5.93 m x 4.19 m) with French doors and Juliet balcony to rear, window to side, recessed ceiling spotlights, two radiators, wall light points.

En suite bathroom with window to side, spa bath with part tiled travertine surround, corner shower cubicle with travertine tiled surround and multi-jet shower unit,



WC, wash handbasin with tiled splashbacks and fitted cabinet over with mirror and lighting, adjacent shaver point, feature chrome towel rail, recessed ceiling spotlights, stone tiled flooring.

Dressing room 5'8" x 5'4" (1.72 m x 1.62 m) with radiator, lighting, power points, clothes hanging rail.

Bedroom 2 17'5" x 13'0" (5.32 m x 3.96 m) with window to front and window to rear, eave storage cupboards, radiator.

Bedroom 5 11'2" x 10'8" (3.41 m x 3.24 m) with window to front, two sets of double doors to built in wardrobe cupboards with hanging rails and shelving, radiator.

Bedroom 6 10'10" x 7'3" (3.29 m x 2.21 m) with window to front, radiator.

Family bathroom with window to side, panelled bath with part tiled travertine surround, WC, vanity wash handbasin, mirror over with downlighting and shelf, adjacent shaver point, fully enclosed and travertine tiled shower cubicle, chrome heated towel rail, stone tiled flooring.

Second floor

Landing with loft access hatch, good sized storage cupboard with power and lighting and slatted wood shelving, doors to

Bedroom 3 17'7" x 13'11" (5.36 m x 4.24 m) - part restricted headroom) with window to front and window to rear, two radiators, built in cupboard with coat hooks.

Bedroom 4 10'8" x 9'5" (3.26 m x 2.86 m) with window to front, radiator.

Shower room with fully enclosed shower cubicle with travertine tiled surround and chrome shower unit, vanity wash handbasin with travertine tiled splashbacks, mirror with inset lighting over, shaver point, WC, extractor fan and ceiling light tube.

Outside Low maintenance border to front with brick pavior driveway providing off road parking for two vehicles and leading onto the

Double garage 17'7" x 17'7" (5.37 m x 5.35 m) with electronically operated roller door to front, part glazed pedestrian door to rear, power and lighting, floor mounted Grant oil fired boiler and Santon Premium Plus unvented hot water cylinder.

Front garden with borders with railway sleeper edging and pathway to front door and passages to both sides of the property. Low brick retaining wall.

Rear garden 62'4" x 32'10" (19.00 m x 10.00 m) well tended rear garden with paved patio area adjacent to the rear of the property leading onto a lush green lawn and flower and shrub borders, outside power points and lighting.

Services Mains water, electricity and drainage.

Tenure The property is Freehold

Council Tax Band F

Viewing By Arrangement with Pocock & Shaw







Approximate total area¹

2856.07 ft²
265.34 m²

Reduced headroom

166.05 ft²
15.43 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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