



Stretham Road, Wicken, CB7 5XH

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Stretham Road, Wicken, Ely Cambridgeshire CB7 5XH

A superbly presented substantial detached five bedroom executive residence situated on a south facing plot of approximately 3/4 of an acre (STS) backing on to farmland within walking distance of the National Trust site at Wicken Fen.

- Detached Family Residence
- Three Reception Rooms
- Five Bedrooms (Three with En-Suites)
- Open Plan Kitchen/Dining Room
- Quadruple Garage & Driveway Parking
- Self Contained Annexe Above Garage
- South Facing Extensive Gardens
- Plot of Approximately 3/4 Acre (STS)

Guide Price: £925,000



WICKEN is a charming village with very little modern development, many of the properties being of older style and character. It is conveniently situated for Ely (9 miles), Newmarket and Cambridge. The well known Wicken Fen is situated on the edge of the village and is preserved in its natural state by the National Trust.

ENTRANCE HALL with door to front aspect, circular double glazed window to side aspect, wood effect flooring, two radiators, staircase rising to first floor with under stairs storage cupboard.

LOUNGE 13' 6" x 13' 6" (4.14m x 4.14m) with double glazed bay window to front aspect, radiator, feature multi-fuel burner with stone hearth. Opening through to:-

FAMILY ROOM 14' 4" x 12' 0" (4.37m x 3.66m) with double glazed window to rear aspect overlooking the garden and countryside views, radiator.

STUDY 11' 8" x 11' 6" (3.58m x 3.53m) with double glazed bay window to front aspect, two radiators.

OPEN PLAN KITCHEN/DINING ROOM

27' 3" x 22' 11" (8.31m x 7.01m) Kitchen area fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, 4-ring induction hob with extractor hood above, inset with inset butler sink, integral fridge/freezer and dishwasher, central island with extended breakfast bar.

UTILITY AREA with plumbing for utilities, work surface, base units, two radiators.

DINING AREA with French doors opening to rear garden with attractive countryside views.

REAR LOBBY 8' 7" x 4' 9" (2.64m x 1.45m) with bespoke fitted storage cupboards, stable door to rear garden, radiator.

CLOAKROOM with low level WC, wash hand basin, heated towel rail, double glazed windows to front and side aspects.

FIRST FLOOR LANDING Dual aspect with double glazed windows to front and rear aspects, two radiators, staircase rising to second floor.

PRINCIPAL BEDROOM 14' 2" x 11' 8" (4.34m x 3.58m) with double glazed bay window to rear aspect with attractive countryside views, radiator, door to balcony having garden views.

WALK-IN DRESSING ROOM with shelving and drawers.

EN-SUITE Fitted with a three piece suite comprising bath with shower above, low level WC and pedestal wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO 14' 4" x 12' 0" (4.37m x 3.66m) with double glazed bay window to rear aspect with attractive countryside views, radiator.

EN-SUITE Fitted with a three piece suite comprising double size walk-in shower cubicle with drencher shower head and shower attachment, low level WC and pedestal wash hand basin. Heated towel rail, tiled flooring.

BEDROOM THREE 13' 1" x 11' 6" (4.01m x 3.53m) with double glazed bay window to front aspect, radiator.

BEDROOM FOUR 11' 3" x 10' 4" (3.45m x 3.15m) with double glazed window to side aspect, radiator.

FAMILY BATHROOM Fitted with a freestanding roll-top bath with shower attachment, tiled shower cubicle with drencher shower head and shower attachment, low level WC, two individual wash hand basins, radiator, heated towel rail, tiled flooring, double glazed bay window to front aspect.

BEDROOM FIVE 32' 1" x 12' 7" (9.78m x 3.86m) with two velux windows to front aspect, three radiators, eaves storage cupboards.

EN-SUITE Fitted with a three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail, tiled flooring, velux window to rear aspect.



EXTERIOR The property is situated in approximately 3/4 of an acre (STS) with a sweeping driveway having electric double gate access to hardstanding and quadruple garage to provide ample off road vehicular parking. The quadruple garage has a self contained **ANNEXE / OFFICE SPACE** above measuring 32'3" x 12'4" (with restricted head height) with two velux windows (front and rear). There is a newly fitted kitchenette area with ceramic sink unit and drainer with wall mounted units, base units, electric oven, four ring induction hob, plumbing for utilities and a shower room with shower cubicle, low level WC, pedestal hand basin, velux to front and rear and window to side aspect

To the rear you will find a superb south facing garden with extensive lawns, mature planting, spacious paved patio, vegetable garden with raised beds, fruit trees, greenhouse and two verandas overlooking the vegetable garden.

The rear garden also benefits from a purpose built cabin being 19'2" x 16'2" with light and power connected, five double glazed windows, two pairs of French doors.

There is also a wooden summer house with electricity and connection to the main sewer.



MATERIAL INFORMATION

Tenure - The property is freehold
 Council Tax - Band D
 EPC Rating - C (72/78)

VIEWINGS

By Arrangement with Pocock & Shaw
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REF

GVD/6611



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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	