



The Hamlet, Chettisham, Ely, CB6 1SB

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**Hollymead  
The Hamlet  
Chettisham  
Ely  
CB6 1SB**

A superbly appointed individual 5/6 bedroom detached residence with garaging and games complex with potential for being offices or self contained annexe in this highly sought after location just a few miles from the centre of Ely.

- SITTING ROOM
- DINING ROOM
- KITCHEN
- BREAKFAST AND UTILITY ROOM
- STUDY
- 7.5 m PRINCIPAL BEDROOM WITH ENSUITE SHOWER
- FIVE FURTHER BEDROOMS, ONE WITH ENSUITE
- FAMILY BATHROOM
- DOUBLE GARAGE/GAMES ROOM
- GARDENS & FAR REACHING COUNTRYSIDE VIEWS

**Guide Price: £875,000**

**Total Floor Area 275m<sup>2</sup> (2,956sq. ft)  
House Only**



**CHETTISHAM** CHETTISHAM is a small hamlet, which is situated about 2 miles from the Cathedral City of Ely which offers excellent shopping, schooling and sporting facilities.

**ENTRANCE HALL** with double glazed insets, wood effect flooring, staircase rising to first floor.

**CLOAKROOM** comprising refitted suite in white comprising wc and two drawer vanity unit. Wall mounted with inset wash hand basin and mixer tap. White extractor fan.

**SITTING ROOM** 26' 7" x 11' 8" (8.11m x 3.57m) extending to 3.7m with two double glazed windows to front with wonderful countryside views.

**DINING ROOM** 13' 8" x 11' 3" (4.17m x 3.45m) with wood effect flooring, double glazed window to the side. Through to the kitchen

**STUDY** 13' 1" x 11' 3" (4.01m x 3.44 m) Windows to two aspects.

**KITCHEN** 12' 10" x 9' 9" (3.92m x 2.98m) with double glazed window to side and measurements are [3.92m x 2.98m from hall to units]. A contemporary fitted kitchen comprising an extensive range of high gloss wall and base units with white granite composite work surfaces, matching central island. Bosch halogen hob with concealed power points and overhead glass and stainless steel extractor hood, Bosch double oven/grill. Recessed sink unit and drainer with mixer tap.

**BREAKFAST AND UTILITY ROOM** 13' 3" x 12' 4" (4.05m x 3.78m) Velux window with double glazed window to side. Three-leaf bifold doors to the rear garden. Tiled floor. The utility area comprising matching high gloss wall and base units with composite work surface over with inset steel sink and drainer with mixer tap. Below there is space for a washing machine and tumble dryer (subject to measurements). Tiled splashbacks and ceramic tiled floor. There is also a cupboard housing the gas fired boiler and hot water tank and underfloor heating controls (for the ground floor).

**BOOT ROOM** 14' 0" x 4' 3" (4.29m x 1.3m) with contemporary stable door to garden and tap.

**BEDROOM 5** 11' 0" x 9' 6" (3.37m x 2.91m) with double glazed windows overlooking the garden. Wood effect flooring through to ensuite bathroom.

**ENSUITE BATHROOM** bath with feature pebble border to one side and enclosed by ornate boarding with a shower unit over. Vanity unit with inset wash hand basin and wc. Ceramic tiled flooring with extractor fan.

**BEDROOM 6** 13' 11" x 12' 2" (4.26m x 3.72m) with double glazed double French doors to the garden. Wood effect flooring.

**FIRST FLOOR LANDING** Spacious landing with two Velux windows attached to roof space. Eaves storage cupboard and separate linen cupboard. Radiator.

**PRINCIPAL BEDROOM** 24' 10" x 13' 7" (7.58 m x 4.16m) dual aspect window with double glazed dormer to front. Wonderful views toward open countryside. Two double glazed windows to side. Two radiators and door to:

**ENSUITE** comprising wall mounted four drawer vanity units with two basins atop both with mixer taps and tiled splashbacks. Walk-in shower, wc, twin towel rails/radiators.

**BEDROOM 2** 19' 3" x 13' 4" (5.89m x 4.07m) With double glazed window to rear and two Velux windows to side. Radiator and built-in wardrobe.

**BEDROOM 3** 17' 9" x 10' 3" (5.42m x 3.14m) plus bed area 1.77m x 2.72m. Dual aspect room with double glazed dormer window to front and double glazed window to side. Radiator.

**BEDROOM 4** 12' 6" x 9' 4" (3.82m x 2.86m) with double glazed dormer window to front as before, built-in cupboard and radiator.

**PRINCIPAL BATHROOM** with double glazed window to rear, contemporary four piece suite in white comprising oval roll top bath with contemporary chrome mixer stand pipes. A wall mounted two drawer vanity unit set atop of which is a wash hand basin with mixer taps. There is also a wc and tiled walk-in shower. Towel rail/radiator.

**EXTERIOR** The front garden is predominantly laid to lawn with a contemporary granite wall. Adjacent to this is a gravelled resin driveway which extends to the rear of the property, via five bar gate. Beyond this the driveway continues to the double garage and games room.

The rear garden itself is divided into two distinct sections. The first part from the house consists of a gravelled patio area beyond which it is laid to lawn with the resin driveway already mentioned to one side, whilst on the other there are two raised beds amongst border consisting of a variety of shrubs and perennials. There is also a pergola.

Beyond the garaging area the garden continues to be laid to lawn and there are also two raised inter-connecting ponds. The final part of the garden which was formerly used as paddock land is now predominantly laid to lawn with a pond feature, beech hedging to one side and a variety of young trees.

**DETACHED GARAGE AND GAMES ROOM** 32' 1" x 15' 9" (9.78m x 4.82m) Approached via a patio and accessed by four leaf bifold doors this versatile room, presently used as a games room also has potential to be an annexe or office space. There is another set of four leaf bifold doors to the rear which lead to a covered veranda presently used to house a hot tub.

The front garage measures 5.89m x 4.79m with the rear store room 4.8m x 3.88m. Both have light, power and electrically operated roller doors.

**TENURE** This property is freehold.

**EPC RATING** To be confirmed.

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091 Email: ely@pocock.co.uk

**REF** GVD/6380





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

