

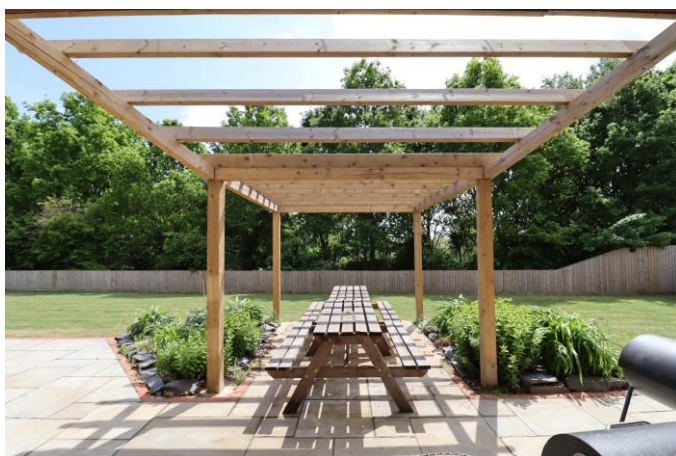


Pond View,
Barway Road
Barway, Ely, CB7 5UA

An exceptional country residence boasting almost 6000 sq. ft. of breath-taking accommodation, built in 2020 to exacting standards and set in grounds of about half an acre.

Further 7 acres of land and lakes available by separate negotiation.

Guide Price: £1,495,000



Pond View is the epitome of today's modern "country house" life with an imposing individual facade that conceals a stylish yet elegant interior. Sprawling accommodation set over two floors includes a welcoming entrance hall with central staircase, the ultimate lifestyle kitchen/dining/family room, fabulous games room with a second kitchen (potential to convert into annex accommodation), impressive landing with glass fronted balcony, sumptuous bedroom suites, 3 of which have ensuite shower and dressing rooms, individual and stylish bathroom, practical and informal accommodation that caters for everyday life plus flexible and glorious formal grounds that provide a wonderfully tranquil environment.

Built in 2020 to exacting standards and offering almost 6000sq ft of accommodation the house offers the perfect versatility for a growing family or those looking to entertain, complimented by formal gardens.

Private electric gates open to a large driveway, the integral double garage just to the right, the drive sweeping left towards the first pond, timber stables and gardens. Formal lawns flank the south and east elevations with an ornamental fish pond and patio with timber pergola, a great space to entertain al fresco or position the hot tub!

Internally the house is centred around a welcoming galleried entrance hall with a central Oak staircase, double doors leading to a stunning open plan kitchen family living space. The kitchen is extremely well equipped with a large central island incorporating the induction hob and wine cooler. In addition the kitchen has 2 integrated dishwashers, 2 built in ovens, a built in eye level coffee machine and space for an American sized fridge. The sitting room leads off the kitchen, is very generous in size and has an Inglenook style fireplace with multi fuel stove and bay window with Bi fold doors leading to the garden. The games room, again is fabulously proportioned and has been designed in such a way as to provide potential annex accommodation. It already has its own small kitchen and the windows, light switches etc have been placed to make a potential conversion possible. Also on the ground floor is a utility room and cloak room, rear lobby, shower room and double integral garage.

A galleried landing with Oak banisters embraces the first floor, as you can imagine the large open space setting the scene. Double doors lead to a glass fronted balcony, positioned over the patio and offering glimpses towards the ponds and lake. Six bedrooms arranged off the landing, the three principal suites all with ensuite dressing/wardrobe and bathrooms. The fourth bedroom has Jack & Jill use of the family bathroom and two further bedrooms occupy either ends of the house.

Energy efficiency was very much at the forefront of design and the property scores a very high 86 points (B) in the energy performance table. The heating system is oil fired with underfloor heating to the ground floor and radiators to the first floor.

Barway is situated just to the south of Ely home to a world famous 900 year old Cathedral. The historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

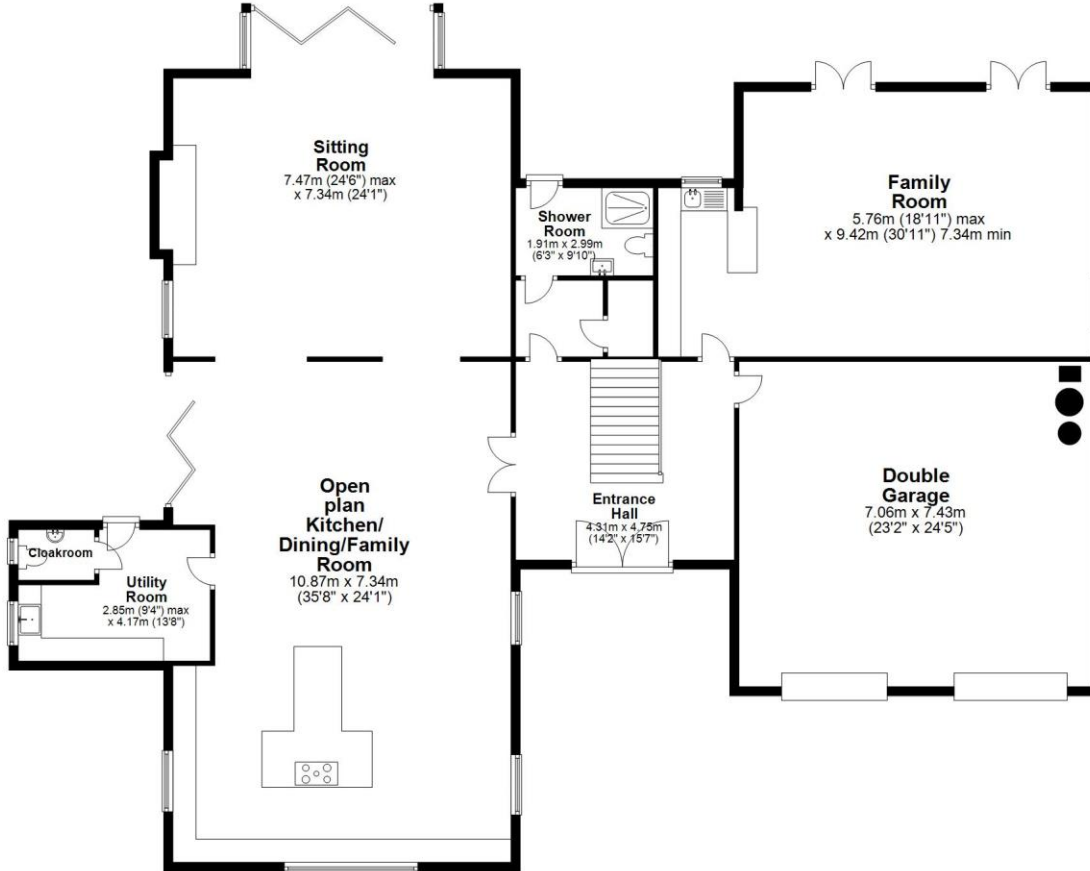
There are a further 7 acres of grounds including 2 lakes and a pond available to purchase by separate negotiation.





Ground Floor

Approx. 274.0 sq. metres (2949.1 sq. feet)

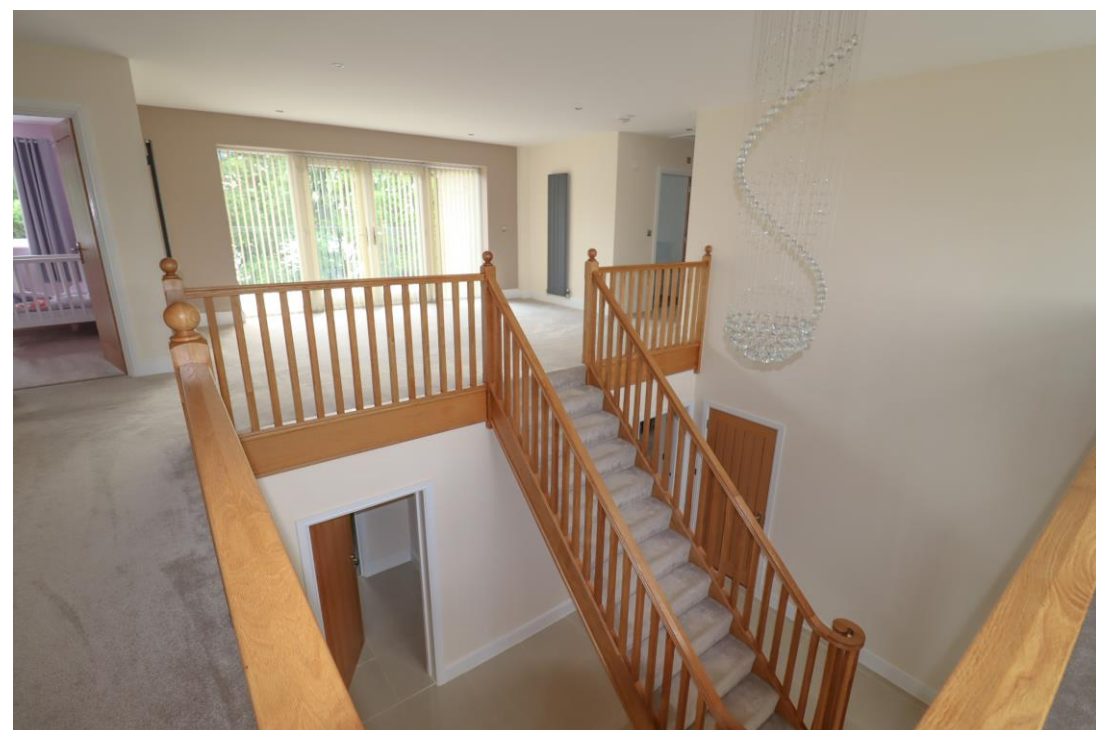


First Floor

Approx. 263.7 sq. metres (2838.0 sq. feet)







Ground Floor

Entrance Hall

Double entrance doors, central Oak staircase, tiled flooring.

Open plan Kitchen/ Dining/Family Room 10.87m (35'8") x 7.34m (24'1")

Fitted with a large range of base and eye level units with Quartz worktop space over, island with Quartz worktop with induction hob and extractor fan over, integrated wine cooler. 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, 2 built-in dishwashers, space for an American fridge/freezer, 2 fitted eye level ovens, integrated eye level coffee machine, tiled flooring, recessed ceiling spotlights, Bi-fold doors to the side patio.

Sitting Room 7.47m (24'6") max x 7.34m (24'1")

With an Inglenook style fire place with multi fuel stove, bay window with Bi fold doors to the garden.

Family/Games Room with 2nd Kitchen 9.42m (30'11") 7.34m min x 5.76m (18'11") max

Designed with an annex in mind and with plumbing available to create a further shower room. Kitchen area with cupboards and drawers, space for a cooked with extractor hood over, 2 sets of double doors to the main patio and garden.

Utility Room 4.17m (13'8") x 2.85m (9'4") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, extractor fan, plumbing for washing machine, space for tumble dryer, tiled flooring, recessed ceiling spotlights, uPVC double glazed door to garden, door to:

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin in a vanity unit, low-level WC, extractor fan, tiled splashback, recessed ceiling spotlight.

Inner Lobby with door to a cupboard.

Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin vanity unit with cupboard

under and mixer tap, low-level WC, extractor fan, heated towel rail, recessed ceiling spotlights, uPVC part door to garden.

First Floor

Galleried Landing

With extensive Oak balustrading, access to loft space, double doors leading to a glass fronted

Balcony 4.88m (16') x 2.17m (7'1"). Large built in storage cupboard.

Bedroom 1 7.01m (23') x 5.19m (17')

With two windows, radiator and door to:

En-suite Bathroom

Fitted with a four piece suite comprising of a bath with shower attachment over and mixer tap, wash hand basin, shower enclosure with glass screen, low-level WC, extractor fan, recessed ceiling spotlights.

Walk-in Wardrobe

Bedroom 2 6.05m (19'10") x 4.18m (13'9") plus door recess

With two windows, radiator, door to:

Walk-in Wardrobe

En-suite Bathroom

Fitted with a four piece comprising of a bath with shower attachment and mixer tap, wash hand basin, shower enclosure with glass screen, low-level WC, extractor fan, recessed ceiling spotlights.

Bedroom 3 6.14m (20'2") x 4.19m (13'9")

With two windows, radiator, door to:

Walk-in Wardrobe

En-suite Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over and mixer tap, wash hand basin, low-level WC, extractor fan, heated towel rail, recessed ceiling spotlights.

Bedroom 4 6.03m (19'9") x 4.95m (16'3")

With a window to the rear, radiator.

Family Bathroom (Jack & Jill)

Fitted with a four piece suite comprising of a bath with shower attachment and mixer tap, wash hand basin, shower with glass screen, low-level WC, tiled splashbacks, extractor fan, heated towel rail, recessed ceiling spotlights.

Bedroom 5 4.39m (14'5") x 3.05m (10')

With a window to the rear, radiator.

Bedroom 6 4.82m (15'10") x 3.04m (10')

With two windows, radiator.

Integral Double Garage 7.43m (24'5") x 7.06m (23'2")

With two electric roller doors, oil fired boiler and hot water tank.

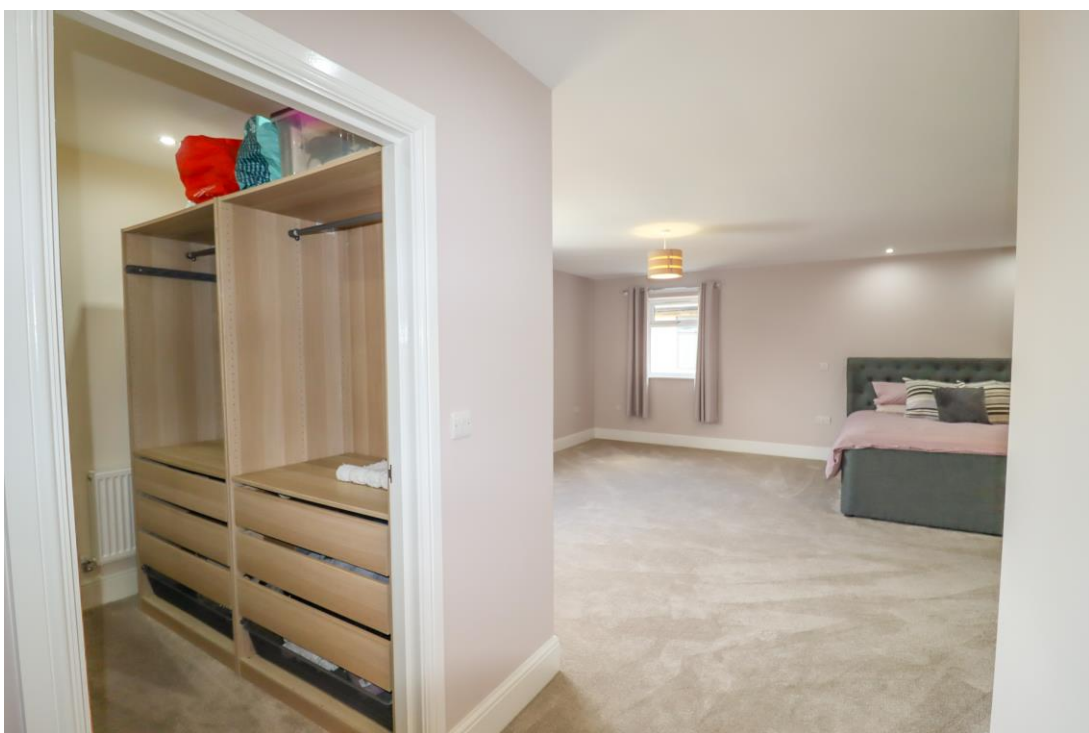
Note The property is fitted with Cat 6 cabling and sockets.

Services

Mains water, drainage and electricity are connected.

Council Tax Band: G East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



The Additional Land by separate negotiation





Energy performance certificate (EPC)

Pond View
Barney Road
Barney
EL7
CB7 5UA

Energy rating
B

Valid until: 29 April 2030
Certificate number: 6278-3800-7849-3070-6981

Property type: Detached house

Total floor area: 500 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-residence-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-residence-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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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