



Stanford House  
Wisbech St Mary | Cambridgeshire | PE13 4RA

# DETACHED FAMILY HOME



A detached newly built executive four bedroom house is built on a spacious plot in the Fenland village of Wisbech St Mary. An attractive new build which boasts lovely stylish touches, neutral and modern finish. With four double bedrooms, three bathrooms and an impressively large open plan kitchen/diner/family room with doors leading to the garden space, this a perfect room for family gatherings. The property also offers a separate living room, family bathroom, study and utility room all decorated in a contemporary style. This substantial house is ideal for any growing family just 2 miles from the Market town of Wisbech.









- Spacious & Detached New Family Home
- Four Double Bedrooms, Two En-Suite & Family Bathroom
- Generous Plot
- Lovely Village Location
- Stunning Kitchen/Diner/Family Room & Utility Room
- Sitting Room & Office
- Ample Parking To Front
- Finished To A High Standard
- Total Accommodation extends to 2355sq.ft
- Energy Rating B

This detached newly built executive four bedroom house is yet to become a home but has a great foundation to become one. The house is set on a spacious plot and offers a large kitchen/diner/family room, study, living room, four bedrooms, two with en-suites and family bathroom, utility and W.C.

An attractive new build which boasts lovely stylish touches, neutral and modern yet homely. Before you enter the property, you are welcomed by a timber porch, the front door leads to the hallway with a stylish wooden staircase and tiled floors along the hall leading to a large living room and also study, utility and WC, before moving to the highlight and hub of this house with a 32ft x 30 ft spacious open plan room, offering a kitchen, diner and family space. The kitchen units are contemporary with breakfast bar and marble worktop. From the family area of this space are doors leading to the outside, consisting of the garden area and large patio area, perfect for family gatherings and socialising.

All floors are either tiled or carpeted with charcoal plush carpeting and all internal doors are wooden. The wooden stairs lead to the first floor, where there are four double bedrooms, two of which have their own ensuite, beautifully designed with neutral tiles and grey wooden panelling around the room and double showers with stylish tall radiators.

The bathroom is also designed beautifully with similar grey wooden panelling all around the room and an inviting free standing modern white bath with jack and jill sinks, very modern and stylish.

This new family home is set in the lovely and quiet Fenland village of Wisbech St. Mary, just two miles from the market town of Wisbech. Wisbech, Cambridgeshire, borders Norfolk and Lincolnshire.

Wisbech is sat on the estuary of the River Great Ouse and the River Nene and the places of interest are Fens Falconry, National Trust Peckover House, Manor Farm Woodland Walks, Wisbech Park and Castle. Just 20 miles from the Sandringham Royal Estate.



Wisbech St. Mary is set off the A47, has a public house with good reviews and the village hall is a community hub for village activities, there is a Primary school in the village and Thomas Clarkson High School in Wisbech and a local Grammar school. The local GP is two miles away and Wisbech has a lot to offer with supermarkets, eateries and amenities. Kings Lynn is 14 miles away, Norwich being 60 miles away, Peterborough is 22 miles away. All having train stations for routes direct to London.

















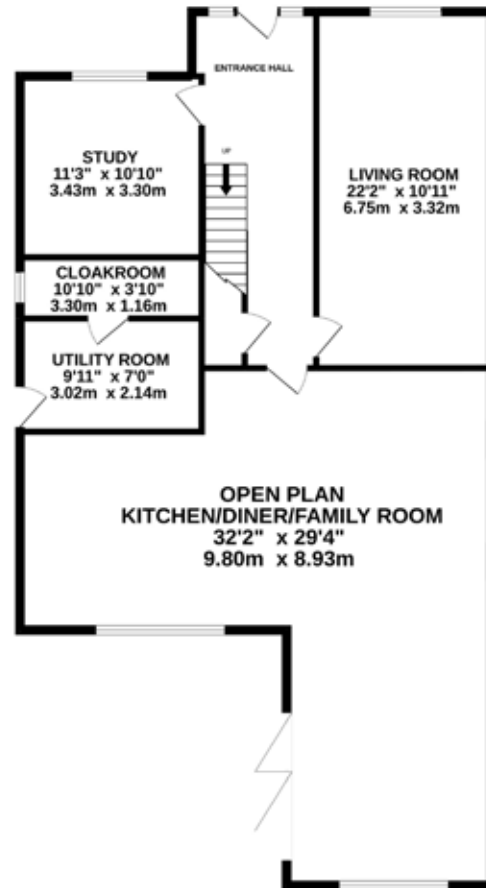




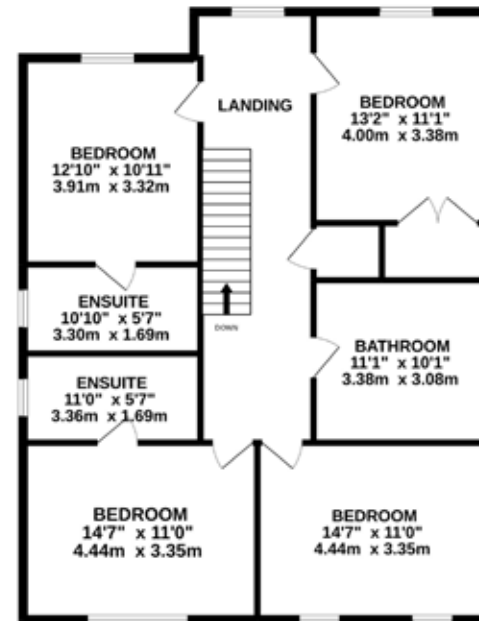




GROUND FLOOR  
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02/2022



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed







### On The Doorstep...

Wisbech St Mary is a small Cambridgeshire village only 2 miles west of Wisbech. It has a church of St Mary's, dating from the 15th century, a primary school, a Sport & Community Centre located on 20 acre sport fields and some public houses. The close-by Georgian market town of Wisbech, known as the capital of the Fens, offers a wide range of amenities and leisure activities. These include primary and secondary schools such as Peckover Primary School and the sought-after Wisbech Grammar School, supermarkets, restaurants, shops, museums and a theatre. The popular Country Club & Golf Course in Tydd St Giles is only 6.5 miles away.

### How Far Is It To?...

The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities located 16 miles north east. Following on from here, the popular North Norfolk coastline is less than an hour away and offers an abundance of pretty coastal villages to explore. Downham Market, 16 miles to the east, has direct rail service into London's King's Cross, which can also be boarded in King's Lynn. The popular city of Peterborough lies 20 miles south-west, offers a direct express rail service into London's King's Cross with a journey time of 50 minutes, whilst the famous university city of Cambridge is just over an hour drive away.

### Services and District Council

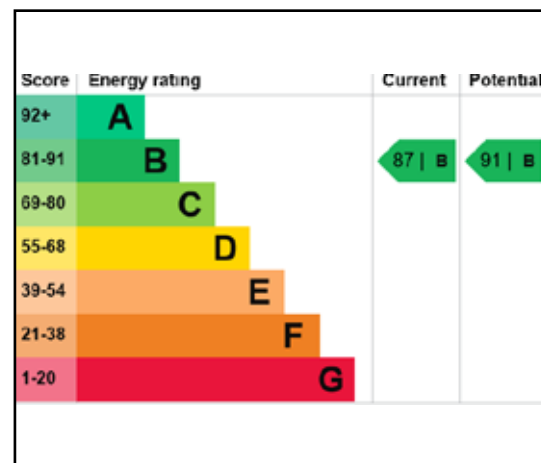
Air Source Heat Pump, Underfloor, Electric  
Mains - Water & Drainage  
Fenland District Council  
Council Tax Band TBC

### Tenure

Freehold



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# FINE & COUNTRY

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THE FINE & COUNTRY  
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