



Cedar Lodge  
Elm | Wisbech | PE14 0AE

# SPACIOUS DETACHED FAMILY HOME



Cedar Lodge is a detached family home set across three floors and boasts everything a growing family needs. From the five large bedrooms and five modern bathrooms to the open-plan living area and family room, it's no wonder the owners have enjoyed living there for the last nine years. As it's set across three floors, this home feels especially large and generous with regard to living space. There is no risk of feeling cramped or experiencing a lack of privacy in this property.







- Detached Family Home Set Across 3 Floors
- Individually Designed & Beautifully Presented
- Five Bedrooms (three with ensembles) Family Bathroom, and separate Shower Room
- Open Plan Kitchen/Diner & Family Room
- Sitting Room with Log Burner
- Stunning Location Tucked Down a Quiet Lane
- Double Garage & Ample Driveway Parking
- Generous Plot in a Village Location
- Total Accommodation extends to 2443sq.ft
- Energy Rating B

#### A Tale to Tell

The current owners of Cedar Lodge designed and built the property themselves, which is why this space works for a family unit. Each of the three floors is spacious, individually designed and beautifully presented. They describe the home as “different, beautiful, and one-off, “ which is entirely accurate. This property has a lot of charm and character and is unlike any other home in the area.

Tucked down a quiet lane, the location of Cedar Lodge is unbeatable. It is a stunning place to live, especially if you enjoy being surrounded by trees and the great outdoors. Being able to visit the local shops in a matter of minutes makes living here simple, straightforward and easy.

#### Friendly and Fun

Head into the kitchen, and you will immediately see how spacious, functional and modern the room is. There is a large island and dining area - great for gatherings and entertaining guests, as well as lively family dinners - and an open-plan layout with everything you would expect from a modern home. There is a real sense of movement and flow throughout the floor, with one room flawlessly leading into another.

Elsewhere, there is a beautiful family room, which creates the perfect space to relax together with a cosy log burner. Whether you are hanging out as a family or spending time enjoying individual hobbies, there’s somewhere for everyone. There is no shortage of living space in this house, but the sitting room with a gas fire. Not only is it comfortable and cosy, but it’s the perfect combination of classic and contemporary styles.

#### Attention to Detail

This property is located in Elm and close to Wisbech Grammar School, placing you near everything you could need as a busy family. It offers the perfect balance between living in a village and enjoying the privacy of being a detached property. Whether you need to pop to the shops or drop the kids at school, doing so is easy from this beautiful house. The village itself is lovely and welcoming, but the moment you are home, relaxation can begin.



The perfect balance has been struck between village life and an undisturbed home.

The house is set on a generous plot, giving you plenty of outdoor space to enjoy. It boasts a herbaceous border, a walnut tree, and an abundance of other foliage. As the seasons change, the garden comes into its own. It's a gorgeous place to unwind with a book, dine al fresco or let the children blow off some steam.

There is also a double garage and ample driveway parking for you to use, so you won't find yourself struggling with vehicles when family and friends come to visit. It can easily be used as additional storage if you don't need a double garage.



















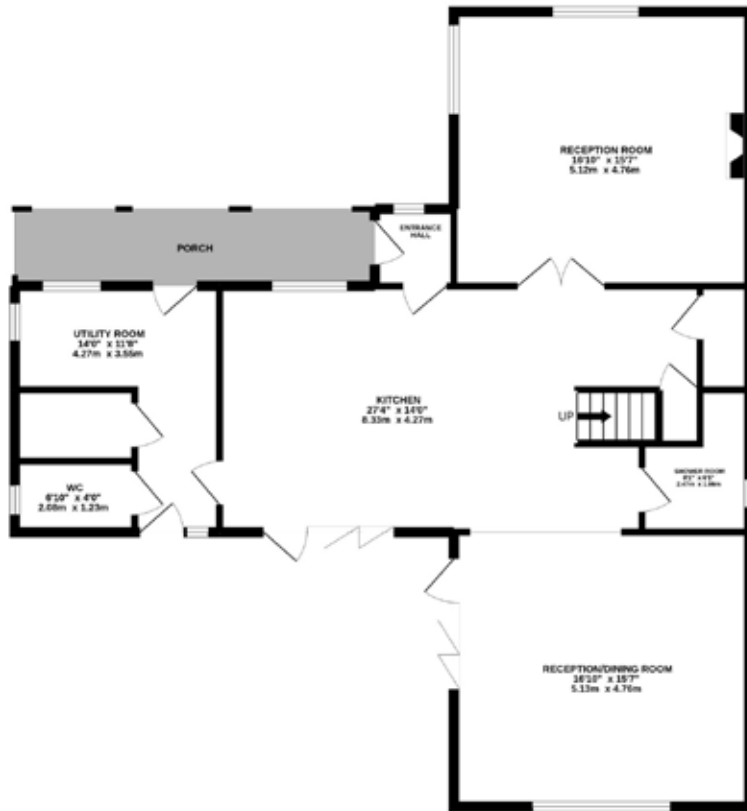




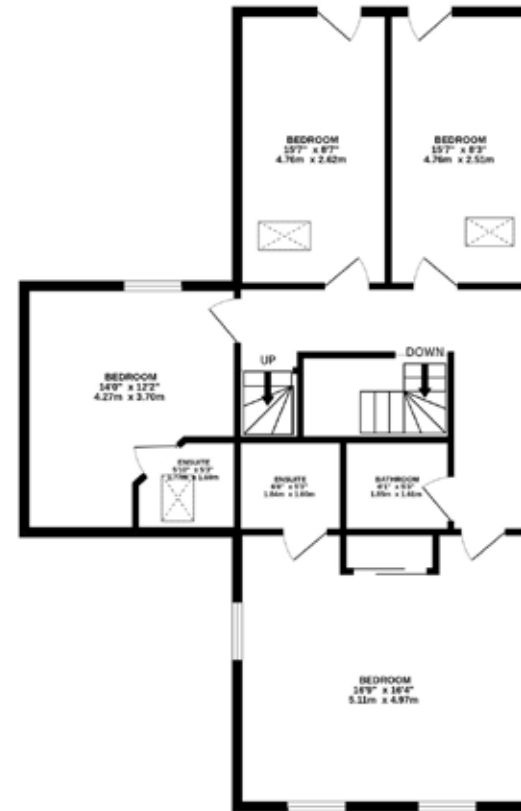




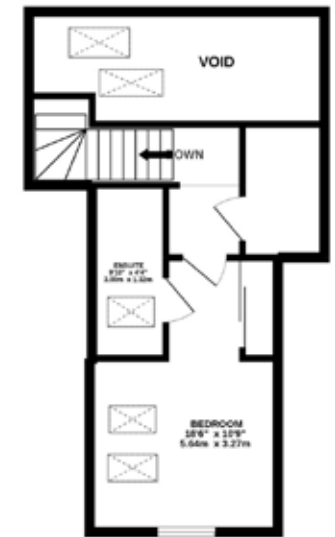
GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2443 sq.ft. (226.9 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.

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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 Your Doorstep...

The historic Georgian market town of Wisbech has many supermarkets, a theatre, two cinemas and sporting clubs and amenities, with a Morrison's and a B&Q in a small retail park close to the property. Downham Market is about 15 minutes away where there are fast trains to London King's Cross. The city of Peterborough is about a half hour drive which also has very fast train services to London taking around 45 minutes. The royal estate of Sandringham with its woods to explore and North Norfolk's beautiful, unspoilt sandy beaches a little way beyond, is around a half hour drive.

### How Far Is It To...

A fifteen-minute drive to the south is the convenient mainline station of March, which has direct trains to Peterborough (20 minutes) with onward trains to London King's Cross (50 minutes), the north, the Midlands and Scotland, as well as direct trains to Cambridge (25 minutes), and Stansted airport (1 hour 10 minutes).

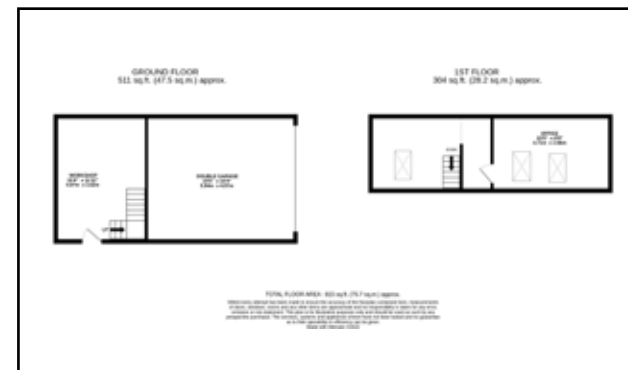
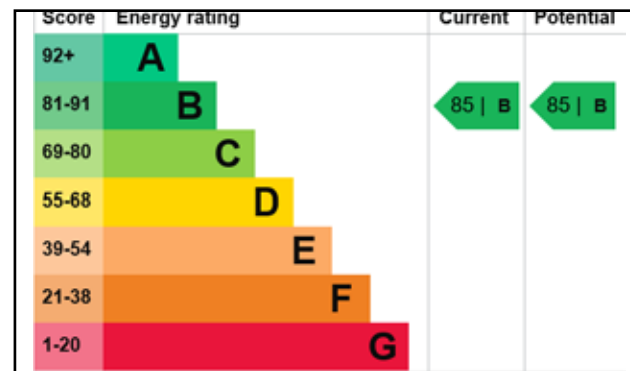
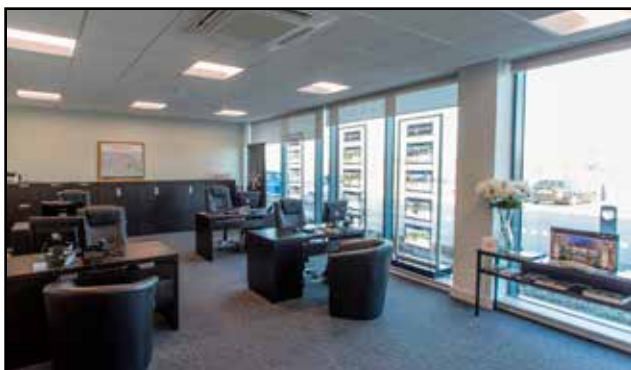
For leisure, the historic Hanseatic port of King's Lynn, which has recently receiving a multi-million pound restoration and development grant is 20 minutes by car, with the first of the famous wide sandy beaches of the North Norfolk coast forty minutes by car, and the Sandringham Estate also nearby.

### Services and District Council

GFCH, Boiler and Underfloor Heating  
 Mains Water & Septic Tank  
 Fenland District Council  
 Council Band E £2551.49 PA

### Tenure

Freehold



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# FINE & COUNTRY

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