

£695,000

Dean House, Iretons Way, Chatteris,  
Cambridgeshire PE16 6UZ



**To arrange a viewing call us now on 01354 694900**

This FIVE bedroom DETACHED former farmhouse is set on a plot of approx. 6 acres and has various OUTBUILDINGS and a LARGE FIELD ideal for horses or livestock.

The property has been UPDATED by our seller but still has the POTENTIAL to be an even greater home than it is now!

The accommodation comprises: four reception rooms, kitchen, utility, walk-in pantry and downstairs WC. Upstairs there are four good size double bedrooms plus a single, two shower rooms and a bathroom.

Outside there is ample off road parking for several vehicles plus a further area of garden used for family purposes.

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**GROUND FLOOR**

**HALL**  
Stunning tiled floor, stairs rising to first floor, under stairs storage cupboard, door to rear.

**MUSIC / LIBRARY ROOM**  
Window to front, feature fireplace.

**DINING ROOM**  
4.65m (15'3") x 4.09m (13'5")  
Windows to both front and side.

**FAMILY ROOM**  
4.63m (15'2") x 3.62m (11'11")  
Windows to both side and rear.

**UTILITY**  
3.88m (12'9") x 2.71m (8'11")  
Fitted with base units, butler style sink, space for fridge/freezer, window to rear.

**PANTRY**  
2.01m (6'7") x 1.78m (5'10")  
Window to side.

**KITCHEN**  
4.22m (13'10") x 3.05m (10')  
Fitted with base units housing large butler style sink, space for freestanding cooker, plumbing for washing machine, window to each side.

**WC**  
Fitted with a low level WC and hand wash basin.

**LOBBY**  
Former servants stairs leading to first floor.

**LIVING ROOM**  
4.22m (13'10") x 4.08m (13'5")  
Window to side, exposed brick fireplace housing wood burning stove.

**FIRST FLOOR**

**LANDING**  
Galleried landing, window to front.

**BEDROOM 1**  
4.65m (15'3") x 4.09m (13'5")  
Windows to front.

**BEDROOM 2**  
4.43m (14'6") x 3.51m (11'6")  
Two windows to front, feature cast iron fireplace.

**BEDROOM 3**  
4.65m (15'3") x 3.62m (11'11")  
Windows to both side and rear to rear, window to side.

**BATHROOM**  
3.15m (10'4") x 2.76m (9'1")  
Beautifully designed with roll top, claw foot bath, modern high level cistern and WC, hand wash basin. Window to side.

**SHOWER ROOM**  
2.00m (6'7") x 1.78m (5'10")  
Fitted with a corner shower cubicle low level WC and hand wash basin. Airing cupboard and window to rear.

**SECOND LANDING**

**BEDROOM 4**  
4.67m (15'4") max. x 4.16m (13'8")  
Windows to each side.

**BEDROOM 5**  
3.07m (10'1") x 2.36m (7'9")  
Window to side, airing cupboard.

**SHOWER ROOM**  
Fitted with a double shower cubicle, low level WC and hand wash basin. Velux window to side.

**OUTSIDE**  
Double gates at the front leads to ample off road parking for several vehicles. There is a large area of land laid to lawn with feature tree currently used as the family garden.

Various outbuildings are located within the plot which could be converted to stables or workshops.

Attached to the end of the property is an outside WC plus a large storage barn (complete with the old copper) which also has stairs leading up to first floor storage.

To the right hand side of the property is the extensive paddock field which would be ideal for horses or other livestock. There is also a brick built double garage which requires finishing.

**SERVICES**  
Mains gas, electricity and water. Drainage is via a sewage treatment plant. There is a burglar alarm at the property.

**TENURE**  
Freehold

**VIEWING**  
By arrangement with elliswinters&co

fenland District Council Tax band - E  
Energy rating - TBA

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

