



CROFT ROAD
UPWELL PE14 9HQ

BROWN & CO



CROFT ROAD, UPWELL PE14 9HQ

Substantial Modern Property Built in 2021, Approximately 352m2
Five Bedrooms, Three En-Suite & Very Impressive Master Bedroom
Open Plan Kitchen Dining Room
Spacious Sitting Room & Further Reception Room
Approximately 1.95 Acres Including a Field
Landscaped Rear Garden
Secure Parking & Double Garage
Mainline Station to Ely, Cambridge and London Approx 9 Miles



INTRODUCTION

Brown&Co offers a detached, new (2021) property in Upwell, Cambs with paddock and overall plot size of approximately 1.95 acres. The substantial (circa 352m2) property, which was finished by the current owners is constructed over three floors and is just 9 miles from a mainline station, with direct trains to Ely, Cambridge & London.

LOCATION

The property occupies a quiet position on the edge of Upwell with rural farmland views to the front. The village, which has the River Nene (Old Course) running through it, has a most relaxed atmosphere where narrow boats and pleasure canoes can be frequently seen passing through. The village is a popular choice for local people and newcomers to the area, partly due to village's easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of two railway stations. Nearby Downham Market, 8.2 miles, has a

mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough station where national services depart.

OUTSIDE

The property has a driveway with private parking laid with attractive brick paving to the front, driveway at the side of the property is shared with one neighbour. At the rear there is secure, gated parking allowing for storage of vehicles and horseboxes etc. There is access to the double garage and to the rest of the garden and land at the rear. There is a landscaped garden and lawned garden set with maturing beds and attractive paving and decorative walls with seating and BBQ area with views over the land to the rear. There is also a second, newly laid patio area and pergola recently added by the owners where long hours of sun can be enjoyed. The land at the rear extends in a beautiful grass paddock, overall the entire plot to be in the

region of 1.95 acres subject to measured survey. There are no current equestrian facilities but clearly there is potential given the size of the land, subject to relevant planning permissions.

THE HOUSE

The property was built in 2021, with the current owners carrying out final finishing to the dwelling with further works to the exterior, kitchen and staircase. The house is as substantial as it is impressive with approximately 352m2 (subject to survey, 360m2 including garage) of contemporary accommodation over three floors accessed by a stunning centrepiece oak and glass staircase. The property comprises a reception hallway, snug/large study/dining room, spacious sitting room with log burner and stunning open plan contemporary kitchen breakfast room all finished by the owners. Furthermore there is a rear hall, large utility room wc and access to the double garage. On the first floor there is a landing with seating area and access to the



three incredible bedrooms, all with dressing rooms and en-suite facilities, the master bedroom being approximately an incredible 43m² with dressing room, furniture being recently installed and having folding doors to a balcony area. Lastly, there is the second floor which has bedrooms four and five and a further shower room with wc.

PLANS, AREAS & SCHEDULES

There have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry. All plans are published here for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

DISPUTES

Should any disputes arise as to the boundaries or any point in these Particulars, schedule, plans or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering Legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to solicitors being instructed.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

VIEWING

The property is occupied; Viewing is strictly by appointment with the selling agents.

HEALTH & SAFETY

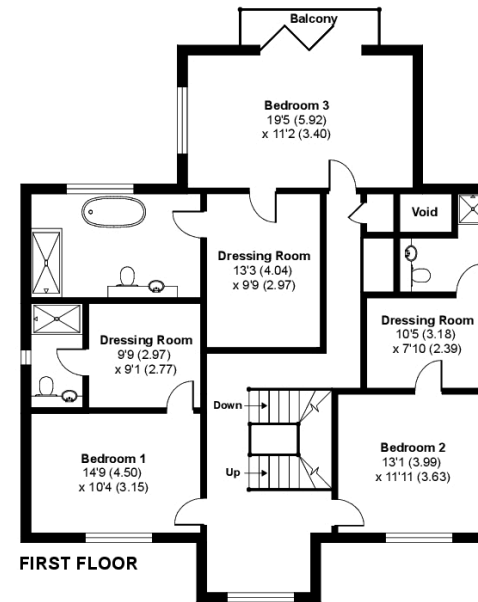
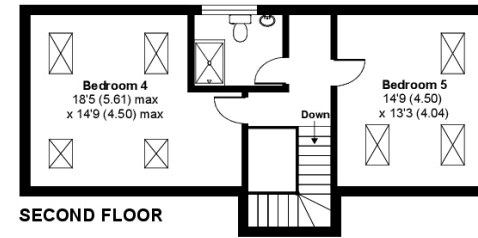
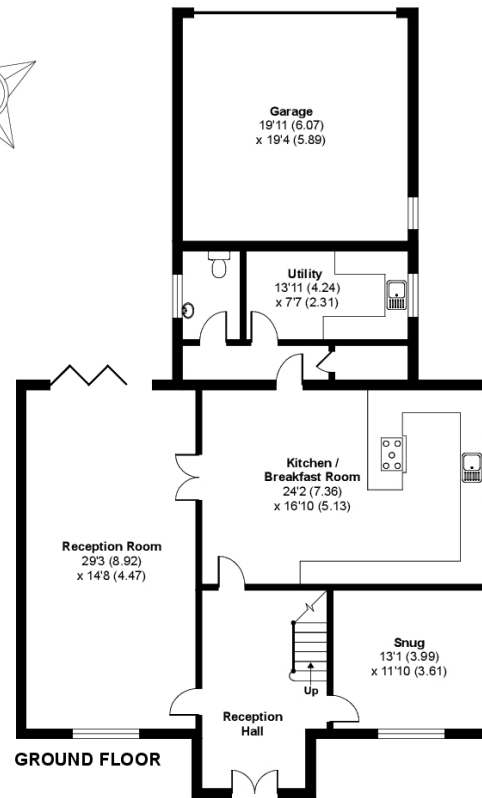
Viewers should be careful and vigilant whilst on property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.



Croft Road, Upwell, Wisbech, PE14

Approximate Area = 3882 sq ft / 360.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021. Produced for Brown & Co. REF: 789228

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