



Willow Lodge  
Gorefield | Wisbech | PE13 4ND

# OUTSTANDING THREE BEDROOM FAMILY HOME



With a setting in the heart of the rural village of Gorefield, in the Fenland district of Cambridgeshire, Willow Lodge is a charming detached three-bedroom spacious house. Superbly presented throughout, the accommodation consists of an incredibly spacious sitting room featuring an attractive fireplace with marble hearth and wood burner, downstairs W.C., a large dining room, fantastic sized kitchen breakfast room together with a utility and pantry. The property affords many fantastic features including a spiral staircase leading to the first floor where there are three large double bedrooms, the principal suite benefiting from an en suite and a further family bathroom servicing the other bedrooms. To the outside of the property there is a driveway offering off road parking, a detached double garage and workshop. The property benefits from a fully enclosed south facing rear garden.







- Spacious Detached Three Bedroom Property
- Two Generous Light and Airy Reception Rooms
- Spacious Master Bedroom with En suite
- Family Bathroom and Shower Cubicles in Bedrooms 2 and 3
- Feature Fireplace with Marble Hearth
- Unique Spiral Staircase
- South Facing Rear Garden
- Detached Garage and Workshop
- Off Road Parking
- Rural Village Location
- Total accommodation extends to: 2001sq.ft

#### Spacious and Secluded

When it comes to large and spacious homes, Willow Lodge ticks a lot of boxes. It's a stunning and impressive house from the outside, and this continues as you step inside. It boasts three spacious bedrooms, one with an ensuite, a family bathroom and two shower cubicles in bedroom 2 and 3, so there is no shortage of space to truly unwind in the comfort of your own quarters.

Whether you are looking for a family home to grow into or need space for visiting guests, this property caters to everyone. Plus, it's completely detached, giving you a sense of privacy and seclusion that is hard to find elsewhere.

The current owners have lived at Willow Lodge for just over 27 years, and, in that time, they have created a welcoming, comfortable and expertly designed home that you are sure to love. The "large rooms and nice village" location that first made the current owners fall in love with this stunning property and the seclusion it offers added to the appeal. They highlight "the size of the rooms" as being one of the key features, along with the "convenience and friendliness of the village" nearby. When asked to describe Willow Lodge in three words, they chose "space, privacy and convenience", and we couldn't agree more.

#### Hub of the Home

As you move from room to room, you will see that every space has a perfectly executed and distinctive design. Everything has been finished to a high standard, even down to the utility room and downstairs WC with vanity unit. Upstairs, there is a modern family bathroom and a separate ensuite. Each of the bedrooms is large, and all three have more than enough room for a double bed, furniture and abundant storage. Downstairs, the living room is the hub of the home, and, like all of the rooms at Willow Lodge, it's larger than average. There is a separate dining room, which is the ideal place for entertaining, special occasions and dinner parties. The kitchen is fully equipped with an Aga type range oil fired cooker called a Firebird. From the living room, you can enjoy beautiful views of the garden, and with the bi-fold doors open, the outside comes streaming in.

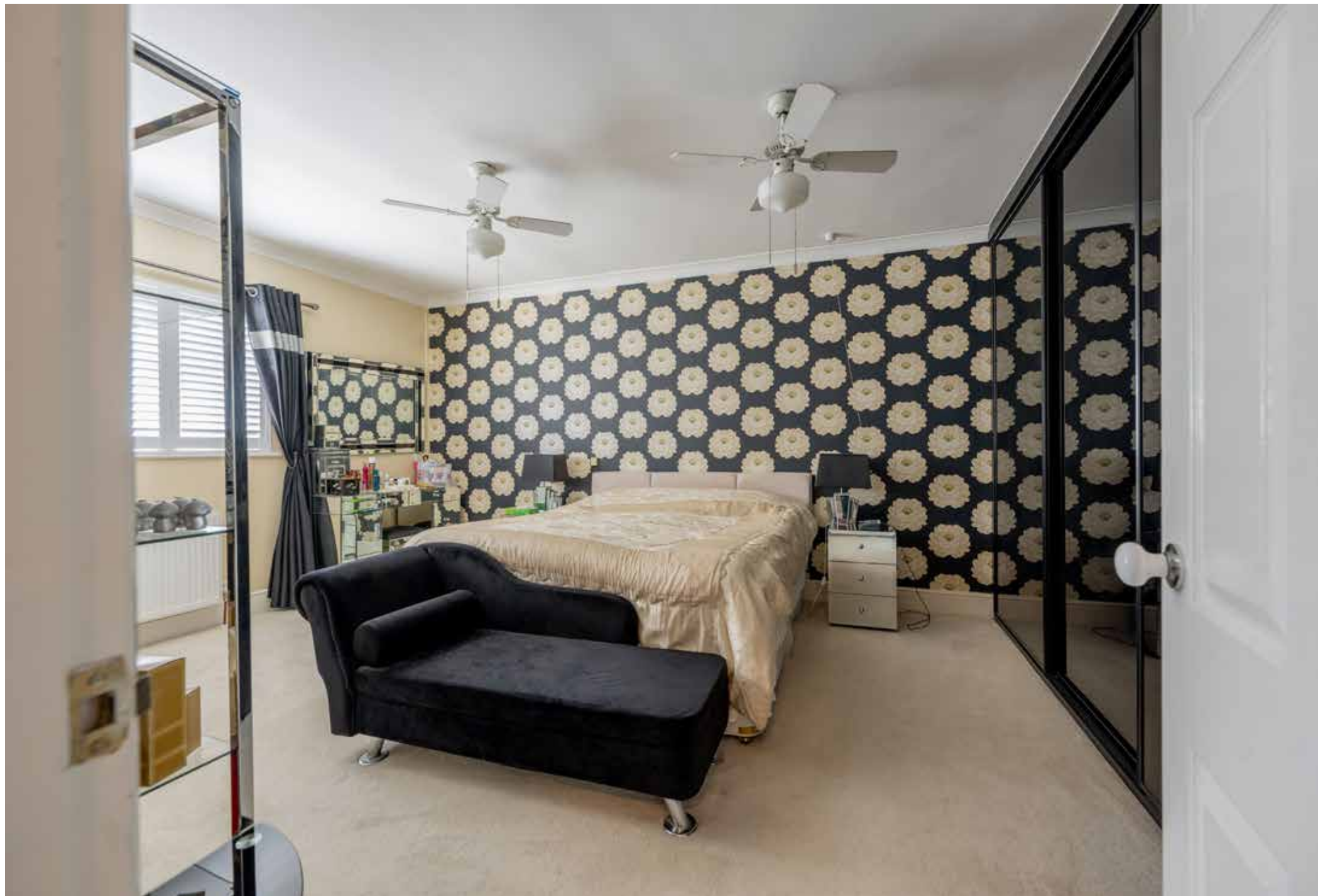


### Enclosed Private Garden

To the rear of the property, there is a small enclosed garden. Despite its size, this space has everything you need to enjoy time in the garden. Whether gardening or relaxing with a good book, entertaining friends or dining as a family, the garden is a part of the property you will want to spend a lot of time in. Directly outside the home, you will find a patioed area with enough room for garden furniture or a dining set. It's the ideal place to base yourself for an al fresco evening with friends or a relaxed barbeque with loved ones. Towards the end of the garden, there is a grassed area which adds a pop of greenery to the space. Lined with trees and shrubs, this garden is vibrant and alive throughout the year.

Willow Lodge boasts impressive surroundings, and its location is hard to beat. The property overlooks playing fields, so you don't have to venture too far for more open space. The current owners also mention the "fantastic neighbours", and the fact that everything is just a short walk away. Within minutes, you can visit the butchers, the pub, the church and a convenience store with a handy post office. Though Willow Lodge is a secluded and private residence, the location is perfectly balanced by being close to essentials and local amenities.









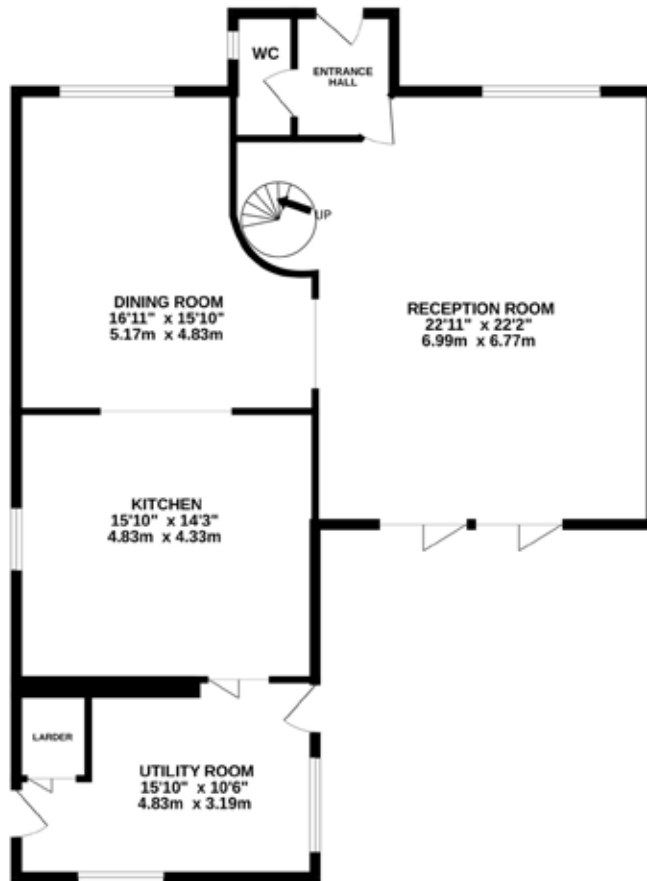




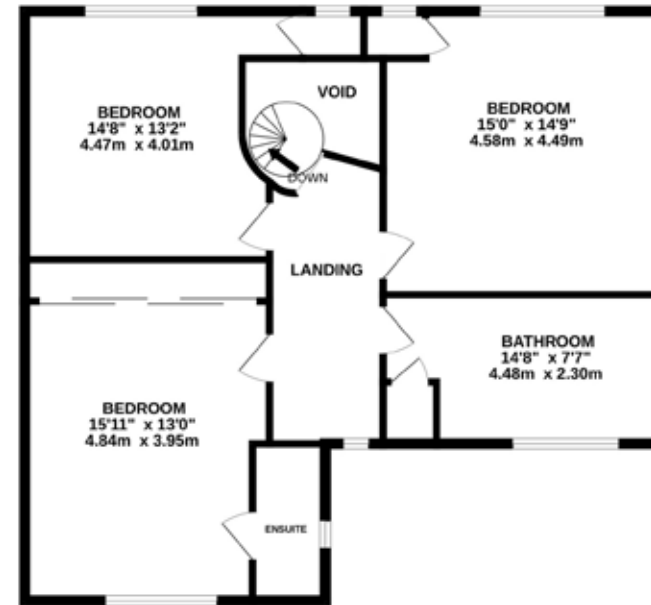




**GROUND FLOOR**  
1095 sq.ft. (101.7 sq.m.) approx.



**1ST FLOOR**  
906 sq.ft. (84.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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 the Doorstep...

Gorefield is a small village of about 850 residents situated 4 miles north west of the port of Wisbech in the Cambridgeshire Fens. The village itself offers a village store with a post office, The Woodmans Cottage public house, primary school, pre-school, restaurant, two churches and a playing field. Within a radius of 4 miles you have ease of access to a doctors surgery, petrol station, high school and supermarkets. The popular Country Club & Golf Course in Tydd St. Giles is only 8 minutes drive from the property. Wisbech is famous as the birthplace for Octavia Hill founder of the National Trust and Thomas Clarkson who worked alongside William Wilberforce for the abolition of slavery in the 19thC.

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

The property lies about 4 miles from the historical market town of Wisbech, offering supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is less than 20 miles away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 12 miles to the south whereas Peterborough is a 45 minute drive away with rail links giving access to London with a journey time of 50 minutes or to the Midlands and North.

### Services and District Council

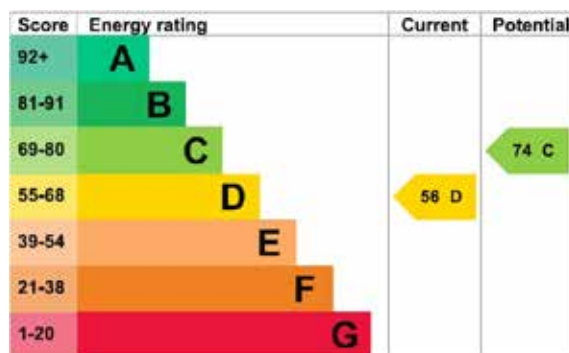
OFCH, Mains Water & Drainage  
 Fenland District Council  
 Council Tax Band D

### Tenure

Freehold



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