



ELY ROAD
LITTLEPORT CB6 1HL

BROWN & CO



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Substantial detached house circa 297m²
Formal reception rooms & contemporary open plan living
Large drive & double garage
Beautifully landscaped garden
Patio terrace with swimming pool
Slightly elevated, with farmland views
Three reception rooms
Four double bedrooms, two with en-suite
Superb location for nearby education & schooling
Mainline station to Ely, Cambridge & London



INTRODUCTION

Brown&co offers an outstanding and substantial modern dwelling of approximately 297m²/3,196sqft. Copper Beech House was constructed in 2005 in a most clever design of an elegant traditional English home to the front with further, contemporary, open plan living to the rear. The property offers an impressive amount of accommodation over two floors suiting all styles of living and beautiful rear garden with swimming pool, the owners calling the property the perfect home in which to entertain and enjoy.

COPPER BEECH HOUSE

Nestled in the picturesque landscape of Cambridgeshire, England, lies the charming village of Littleport. This quaint settlement boasts a unique blend of history and rural beauty, enchanting visitors with its idyllic surroundings. Situated just a stone's throw away from the historic city of Ely, with its magnificent cathedral and rich heritage, Littleport enjoys the perfect balance of tranquility and accessibility. Moreover, its favourable proximity to the renowned university city of Cambridge makes it an ideal haven for those seeking both a peaceful retreat and easy access to cultural and academic wonders. Littleport mainline station has direct train links to Ely, Cambridge and London and there are various options for schooling including very easy access to Kings

Ely School.

At the front there is ample parking, double garage and front garden set with formal Buxus hedging. There is access to the house and to the rear where a stunning South West facing garden is found that enjoys many long hours of sun. Accessed from two large set of folding doors at the rear of the house is a large terrace where the owners have a hot tub (excluded from sale) and the swimming pool. The remaining is beautifully landscaped with lawn and many mature plants and shrubs. The slightly elevated position of the property gives fine views to the rear over farmland and some impressive sunsets.

It is inside however, where the house particularly impresses. There is a formal entrance hallway giving access to the drawing room and dining room, the dining room having a second kitchen area for use when entertaining. Both reception rooms are beautifully proportioned and have bay windows to the front. The hallway widens and passes the staircase, side entrance, wc and utility leading to the contemporary accommodation to the rear. These two rooms are the sitting room, a comfortable relaxing informal space with access to the rear and the kitchen, breakfast and family room. This is a 25m² space with island, kitchen and area for table and seating. There is opportunity to create one very large room from the two if desired. Upstairs, the bedroom accommodation is

found, the landing itself is interesting having a walkway connecting the front and rear accommodation having a glazed pitched roof and openings allowing light to flood the ground floor. In total there are four double bedrooms, two of which are en-suite, there is a family bathroom, and further room used as a study. All of the bedrooms have fitted storage and the master bedroom is particularly luxurious having a large en-suite and beautiful views to the rear.

VIEWING PROCEDURE

Viewing of the property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

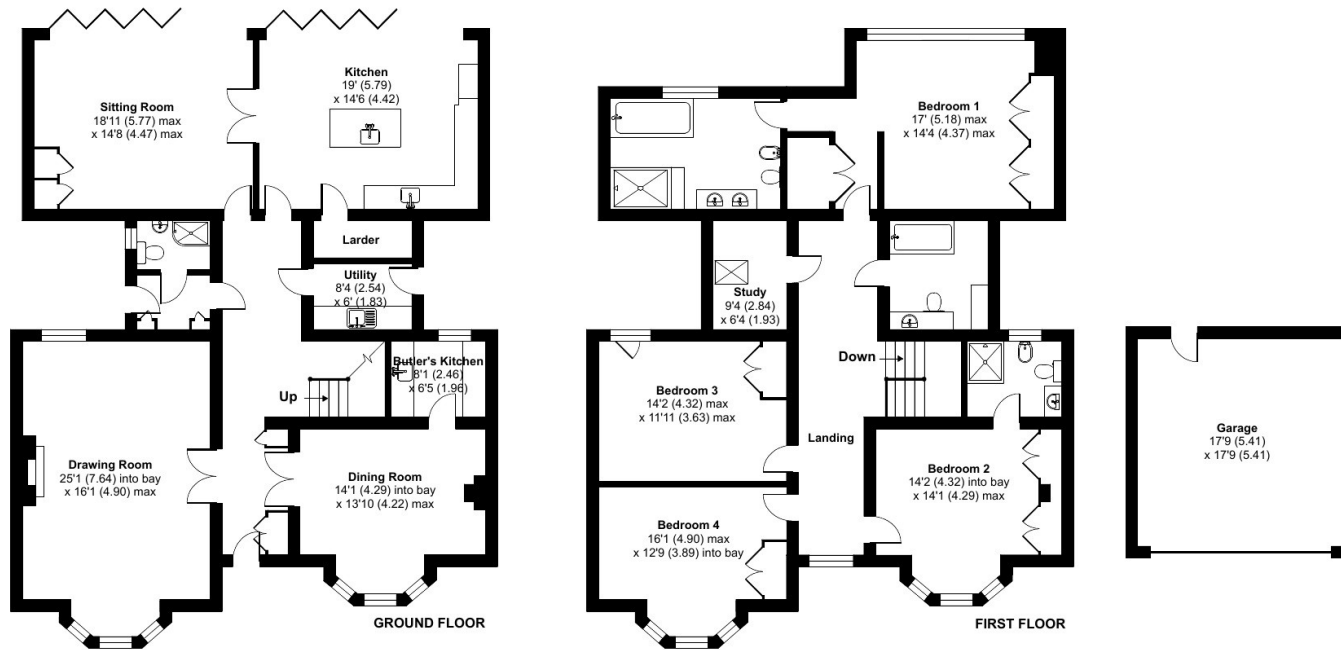
BUYER IDENTITY CHECK

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Ely Road, Littleport, Ely, CB6

Approximate Area = 3521 sq ft / 327.1 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). © nitchecom 2023. Produced for Brown & Co. REF: 1007814

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Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants