

£600,000

The Haven, Huntingdon Road, Chatteris, Cambridgeshire  
PE16 6TQ



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

Offered for sale with NO FORWARD CHAIN, this two bedroom DETACHED BUNGALOW is set on a SUBSTANTIAL plot of approx. 14 ACRES!

An IDEAL EQUESTRIAN property with such large ACREAGE, but our sellers have kept chickens, horses and fish over the years.

The property itself comprises separate living and dining rooms, kitchen with utility/breakfast room, garden room and two double bedrooms. For convenience there is also a family bathroom plus an additional shower room.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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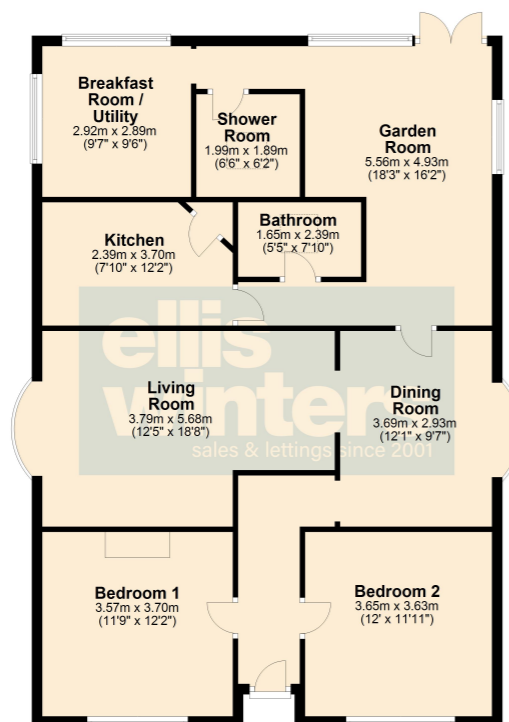
**elliswinters&co**

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**Ground Floor**  
Approx. 112.1 sq. metres (1206.1 sq. feet)



Total area: approx. 112.1 sq. metres (1206.1 sq. feet)

**KITCHEN**

3.70m (12'2") x 2.39m (7'10")  
Fitted with a matching range of wall and base units housing freestanding cooker and having space for fridge/freezer and plumbing for washing machine. Open plan to breakfast/utility room.

**BREAKFAST ROOM / UTILITY**

2.92m (9'7") x 2.89m (9'6")  
Windows to both side and rear giving fabulous views over the garden.

**LIVING ROOM**

5.68m (18'8") x 3.79m (12'5")  
Bow window to side, feature brick working open fireplace, open plan to dining room.

**DINING ROOM**

3.69m (12'1") x 2.93m (9'7")  
Bow window to side.

**GARDEN ROOM**

5.56m (18'3") x 4.93m (16'2")  
Windows to both rear and side with fabulous view over the garden, door leading out to garden.

**BEDROOM 1**

3.70m (12'2") x 3.57m (11'9")  
Window to front.

**BEDROOM 2**

3.65m (12') x 3.63m (11'11")  
Window to front.

**SHOWER ROOM**

1.99m (6'6") x 1.89m (6'2")  
Fitted with a single shower cubicle, low level WC and hand wash basin. Skylight window.

**BATHROOM**

2.39m (7'10") x 1.65m (5'5")  
Fitted with a panelled bath, low level WC and hand wash basin. Skylight window.

**OUTSIDE**

A driveway to one side of the property provides access to the property and also to the ample off road parking. A further drove set away from the property provides access to the fields at the rear. This drove is shared with the owner of adjoining fields. There is also remaining part of the old Huntingdon Road which provides safe access from the property if turning right. It leads down to a straighter part of the road where visibility is better and turning easier.

The garden area is approx. 2 acres and is laid to lawn with an ornamental pond and fish storage pool (there will be no fish). There are a variety of fruit trees, storage sheds and outbuildings. Our seller has one small horse remaining and there is a stable and paddock area of about 1.5 acres.

Our sellers rent approx. 10 acres for crops which runs on a crop by crop basis. This is due to expire in October.

**SERVICES**

Mains electricity and water. The property has oil fired central heating and drainage is via a septic tank.

**TENURE**

Freehold

Fenland District Council - tax band C

Energy rating - E

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.