



**29a Hasse Road,
Soham, Cambridgeshire**

**DAVID
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29a Hasse Road, Soham, Cambridgeshire, CB7 5UW

Soham is a well-served Cambridgeshire village, with a local church, reputable village college and has an abundance of local shops and restaurants. The village lies approximately 10 miles north of the Historic racing town of Newmarket and 6 miles south west of the Cathedral town of Ely, both of which have excellent access links to Cambridge and London, via rail and road.

An exceptionally well-presented and particularly large four/five bedroom house measuring close to 3,200 sq.ft of accommodation with the addition of a barn, detached double garage with an office and bathroom above. The property boasts a peaceful setting on the outskirts of Soham enjoying far-reaching views. The accommodation consists of an entrance hall, sitting room, study, kitchen/dining room, utility room, cloakroom, four bedrooms and four bathrooms. Externally offering gated driveway parking and well-presented wrap-around gardens.

A beautifully presented five-bedroom detached house boasting close to 3,200 sq.ft of accommodation.

ENTRANCE HALL Stairs rising to the first floor, tiled floor and internal French doors leading to the:

SITTING ROOM A hugely impressive room with a vaulted ceiling, large gable window to front aspect, further window to side and a glass feature fireplace.

STUDY Window to rear aspect with bespoke fitted storage and desk.

KITCHEN / DINING ROOM A truly spectacular and abundantly high-spec kitchen with fitted units and drawers with rolled granite worktops over and an inset double butler sink. Integrated appliances include a fridge-freezer and dishwasher with a freestanding cooker. Ample dining and seating space, windows to both front and rear aspects with bi-folding doors leading to the rear garden terrace.

UTILITY ROOM Fitted units with granite worktops over with integrated appliances. Window to front aspect and a door leading to the side aspect.

SHOWER ROOM Extensively tiled with a double sized shower cubicle, vanity sink unit, WC and window to rear aspect.

CLOAKROOM Vanity sink unit, WC and window to side aspect.

First Floor

LANDING Galleried landing with a window to front aspect and fitted storage.

MASTER BEDROOM Bespoke fitted wardrobes, window to front and rear aspects and an **ENSUITE** which is extensively tiled with a shower cubicle, his-and-hers vanity sink unit, WC, heated towel rail and window to front aspect.

BEDROOM 2 Window to rear aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, WC, heated towel rail and window to side aspect.

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BEDROOM 3 Window to rear aspect.

BEDROOM 4 Window to rear aspect.

BATHROOM Extensively tiled with a 'Banyetti' bath, vanity sink unit, WC, heated towel rail and window to side aspect.

Outside

The property is approached through timber gates opening to the large driveway providing parking for several vehicles and access to the **DETACHED DOUBLE GARAGE**, that currently doubles as a bar/hosting area. On the first floor of the double garage is an office/fifth bedroom with an ensuite. Additionally, there is a **DETACHED BARN** offering another 540 sq.ft. The front and rear gardens are predominately lawned with paved pathways and seating terrace.

SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F.

TENURE Freehold

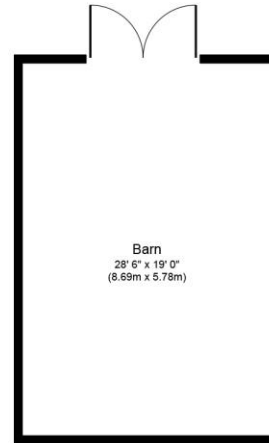
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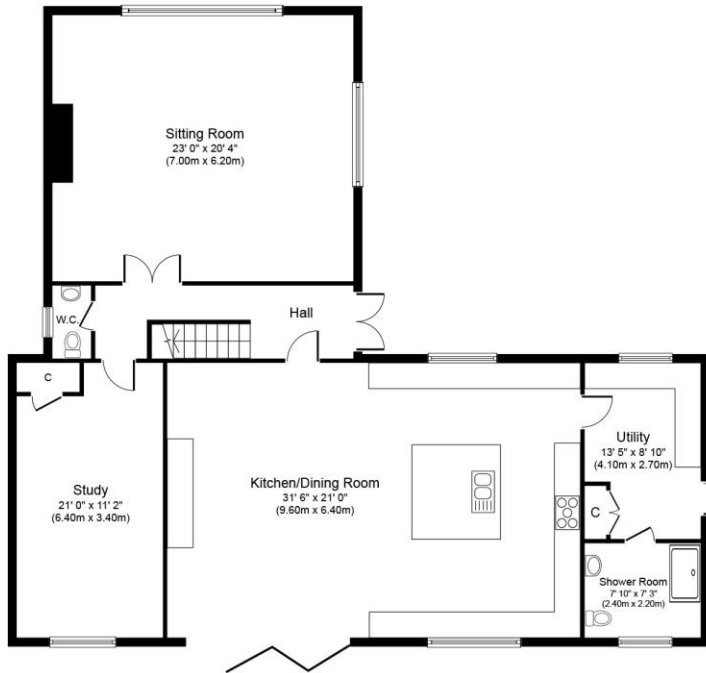
VIEWING by prior appointment only through David Burr estate agents.



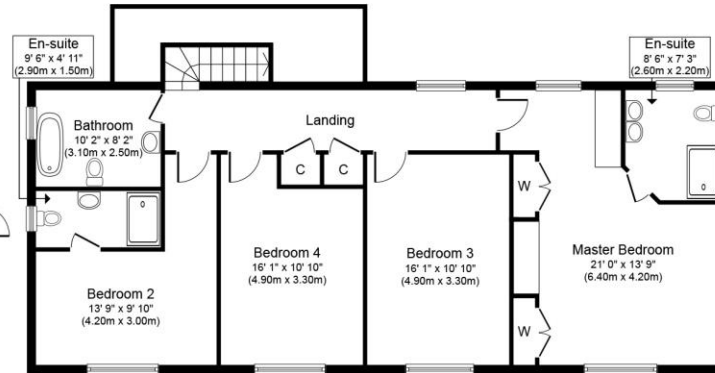




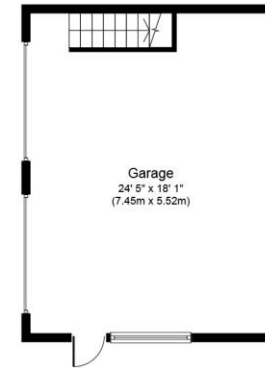
Outbuilding
Approximate Floor Area
539 sq. ft.
(50.1 sq. m.)



Ground Floor
Approximate Floor Area
1,706 sq. ft.
(158.5 sq. m.)



First Floor
Approximate Floor Area
1,220 sq. ft.
(113.4 sq. m.)



Ground Floor Garage
Approximate Floor Area
449 sq. ft.
(41.7 sq. m.)



First Floor Garage
Approximate Floor Area
253 sq. ft.
(23.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

