



EH

EXQUISITE
HOME

PERFECTLY PLACED

Cambridgeshire is a county of huge skies, rich fenland and historic towns. Dominated by Cambridge, a mecca for all things cultural, academic and historic, it is a region of unspoilt countryside dotted with pretty villages and watered by the Rivers Cam and Great Ouse. The beautiful city of Ely can be found here, with its magnificent cathedral, two Sites of Special Scientific Interest, a number of annual events including the Eel Festival, Aquafest and the Ely Folk Festival and a beautiful city centre with many listed buildings and plenty of shops, cafes and restaurants.





Rooms With A View...

The pretty village of Haddenham is located seven and a half miles southwest of historic Ely and fourteen and a half miles north of Cambridge. Sitting in an area of open fields with stunning views, the A10 runs east of it and the nearest station is Ely on the Fen Line with regular fast trains connecting it with London, Cambridge and Peterborough. It unites unspoilt rural panoramas with good transport links, making it the ideal place for those who commute to work. The village itself is well-served, with a primary school, two pubs, a butcher, pharmacy, shop and Post Office, a doctor's surgery, a library, an art gallery and a village hall with plenty of regular clubs and activities. There is a children's play park located in a very large open green space and the village is surrounded by beautiful open countryside. The thirteenth century parish church is Grade I listed and there is also a late eighteenth century Baptist chapel.

Looking out on to unspoilt open fields is this spacious family home arranged on one floor on a generous plot of just over an acre. The owners had it built in the late nineteen eighties and with its versatile and spacious interior and delightful garden, it is a very attractive property with considerable potential. There is plenty of space for parking at the front as well as a car port which can accommodate two cars. The front door opens into a small porch with room to hang coats and stow shoes and boots and thence into the inner hallway. To the left is the large integrated garage which is presently used to house two freezers and to provide storage. However, the owners have plastered it out and if desired, and with the correct planning permission in place, it could be converted into a second reception room or even a one bedroomed annexe.

The dual aspect lounge/diner is a stunning, light filled space with a wooden floor, brick fireplace with wood burner and patio doors out onto the garden. It is the perfect family room and has been much used over the years to accommodate friends and family at Christmas, New Year and for parties. The owners tend to use it to watch TV in the evenings and when entertaining. In the past, they have had up to sixty people for a party and with the spacious interior and spreading gardens, it has not felt overcrowded. Next door is the kitchen with its tiled floor and solid wood cabinets. There is space for a table and chairs and the owners eat most of their meals in here. A utility room leads off it with plumbing for a washing machine and space to stow boots and shoes.





“The property is filled with light and offers wonderful views of the delightful setting...”



The house has three double bedrooms and one single, ideal for any family configuration. Two of the double rooms have fitted wardrobes and the single would make the perfect nursery, playroom or hobby room. The owners have hosted many sleepovers for their children and grandchildren and there is more than enough room to accommodate family and friends. There are two cloakrooms off the hallway and a corridor running past the bedrooms has a useful fitted cupboard. There is a family bathroom with shower, bath and could easily be made larger and converted into a four piece if the wall was taken down between the bathroom and the single toilet. The main bedroom has a spacious en-suite bathroom.

LOCATION

To the rear of the house is a large paved patio and a beautiful swimming pool with steps down into it. Measuring 30ft x 12ft and 4-6ft deep it is the perfect size for pool parties, an early morning dip or a proper work out with repeated lengths. It has been extremely well maintained and is a valuable addition to the garden, there is also a useful cloakroom which is accessible off the patio. Steps lead down from the patio to the extensive lawn with its gravel path to the left. Over the years, the owners have planted up their garden with an eye to colour, texture and shade and there is a stunning wedding cake tree, plenty of flowering shrubs and plants, bulbs, gooseberry bushes, apple, plum and greengage trees and a walnut tree. An arch leads through a hedge halfway down the garden giving height and interest. A large greenhouse yields crops of tomatoes, cucumbers and strawberries every year. There are a number of outbuildings in the garden, including a pool room, shed, woodshed and workshop. The latter has a door large enough to drive through and it could easily be used as a second garage or even as a garden room. The owners built a very large barn which is currently used a storage and a workshop. Double height, with the correct planning permission in place, it could easily be converted into an annexe which could be used for a holiday let or Airbnb.

Set in a peaceful location with views of open countryside, Haddenham offers all the everyday requirements anyone could ask for. St Ives is just a fifteen minute drive away in the car and Ely is also within easy reach. With good transport links, Ely, St Ives and Cambridge within easy reach and a delightful setting within the Fens, this family home is well worth a look.



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