

Property details **approval form**

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 **Property Ref and Version:** RAM204426 - 0003

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 4. Room Description |
| 2. Key Features | 5. Property Images |
| 3. Short Description | 6. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

T 01487 710345 **E** ramsey@sharmanquinney.co.uk

Property details **approval form**

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 **Property Ref and Version:** RAM204426 - 0003

◆ Price

£600,000

Tenure: Freehold

◆ Key Features

- Spacious 23 Foot Lounge with Featured Bricked Fireplace and Log Effect Gas Fire
- Almost 0.5 Acre Plot Size
- Beautifully Landscaped Garden
- Four Good Sized Bedrooms
- Private Driveway Providing parking for Multiple Cars
- Generous 17 Foot Kitchen/Breakfast Room
- EPC Rating: C

◆ Short Description

*Master Bedroom with En-Suite * Versatile Layout * Immaculate Condition Throughout * Separate Studio with Utility * Conservatory * Double Garage *

Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

T 01487 710345 **E** ramsey@sharmanquinney.co.uk

Property details **approval form**

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 **Property Ref and Version:** RAM204426 - 0003

◆ Description

Ground Floor

Entrance Hall

Leading to;

Dining Room - 11'11" x 10'8" (3.64m x 3.26m)

Multifunctional room with window to front.

Kitchen/Breakfast Room - 17'6" Max x 11'4" Max (5.34m Max x 3.45m Max)

Fitted with a matching range of base and eye-level units, with plumbing for dishwasher, space for fridge/freezer, double electric oven and ceramic hob. Window to side and French doors leading to the garden.

Conservatory - 17'4" x 12'5" (5.28m x 3.79m)

French doors leading to the garden and the Lounge.

Lounge - 23'4" x 15'0" (7.10m x 4.57m)

Bricked fireplace with gas effect fire, window to side and French doors leading to the garden.

Cloakroom

Fitted with a two-piece suite and comprising of a wash hand basin and low-level-WC.

Master Bedroom - 15'9" Max x 13'10" Max (4.81m Max x 4.21m Max)

Fitted wardrobes with window to front.

En-Suite

Fitted with a four-piece suite and comprising of a bath, shower cubicle, wash hand basin and low-level-WC with window to side.

Bedroom 4 - 9'1" x 8'2" (2.76m x 2.50m)

Multifunctional room with window to front.

Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

T 01487 710345 **E** ramsey@sharmanquinney.co.uk

Property details **approval form**

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 **Property Ref and Version:** RAM204426 - 0003

First Floor

Bedroom 2 - 13'4" Max x 10'9" (4.07m x 3.28m)

Restricted height with window to rear.

Shower Room

Fitted with a three-piece suite and comprising of a shower cubicle, wash hand basin, low-level-WC and window to front.

Bedroom 3 - 13'11" Max x 10'0" (4.24m Max x 3.04m)

Restricted height with window to rear.

Outside

Spacious driveway to front providing parking for multiple cars. The generous rear garden offers a substantial patio area with views over the beautifully maintained garden. Offering laid lawn with a woven pathway leading to the bottom of the garden.

Studio

Multifunctional room with utility room to front, with plumbing for washing machine and tumble dryer and space for additional fridge/freezer.

Double Garage - 17'5" x 17'1" (5.31m x 5.20m)

Two electric doors to front.

Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

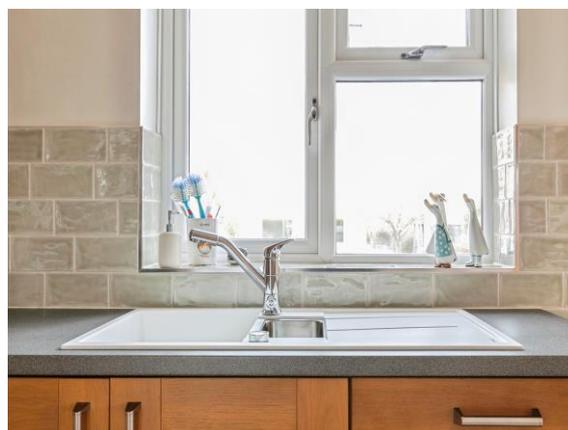
T 01487 710345 **E** ramsey@sharmanquinney.co.uk

Property details approval form

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 Property Ref and Version: RAM204426 - 0003

◆ Property Images



Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

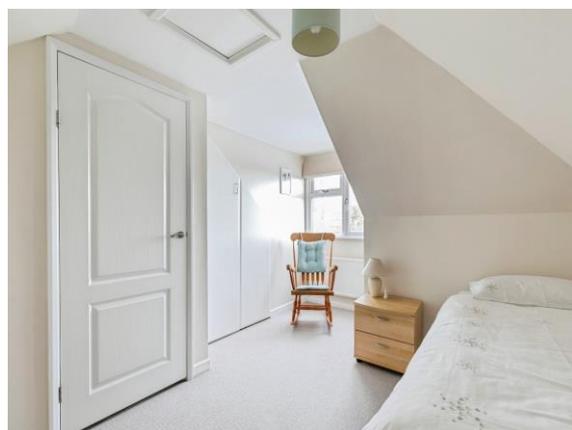
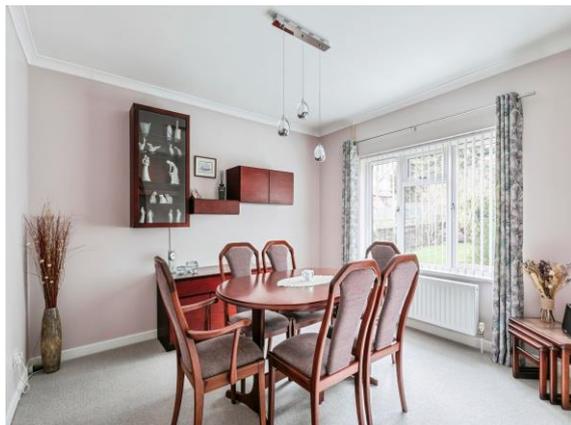
T 01487 710345 E ramsey@sharmanquinney.co.uk

Property details approval form

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 Property Ref and Version: RAM204426 - 0003

◆ Property Images



Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

T 01487 710345 E ramsey@sharmanquinney.co.uk

Property details **approval form**

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 **Property Ref and Version:** RAM204426 - 0003



Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

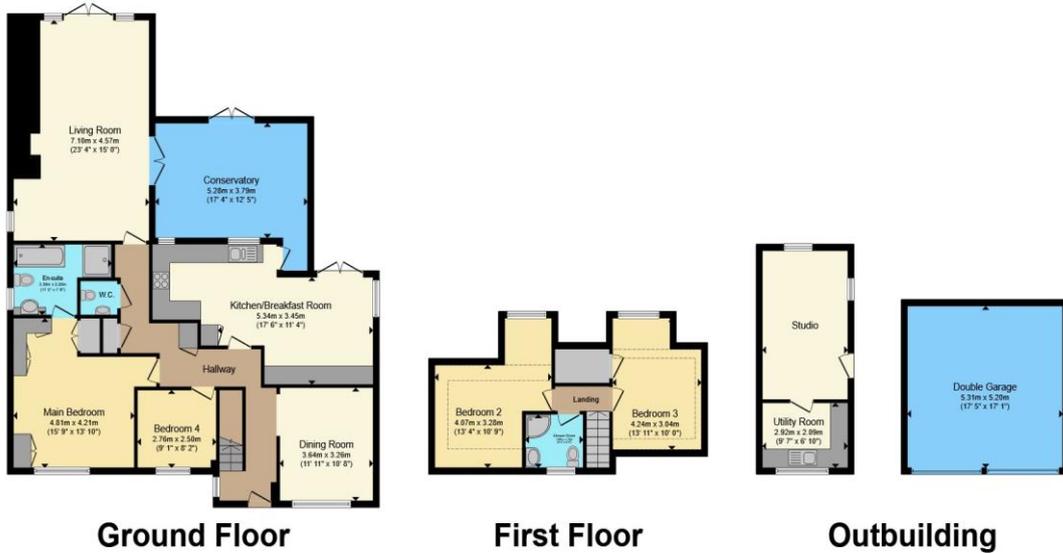
T 01487 710345 **E** ramsey@sharmanquinney.co.uk

Property details **approval form**

Brookdale, Upwood Road, Ramsey, Huntingdon, Cambridgeshire, England, PE26 2PE

Date: 29 January 2026 **Property Ref and Version:** RAM204426 - 0003

◆ Floor Plan



Total floor area 245.3 m² (2,640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



◆ Approval

	Signature	Date
Archie Ablewhite		
Mr M.J. Hynd		

Your Sharman Quinney office:

17 Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

T 01487 710345 E ramsey@sharmanquinney.co.uk