

46 High Street

Haddenham Cambs CB6 3XB



david clark
& company



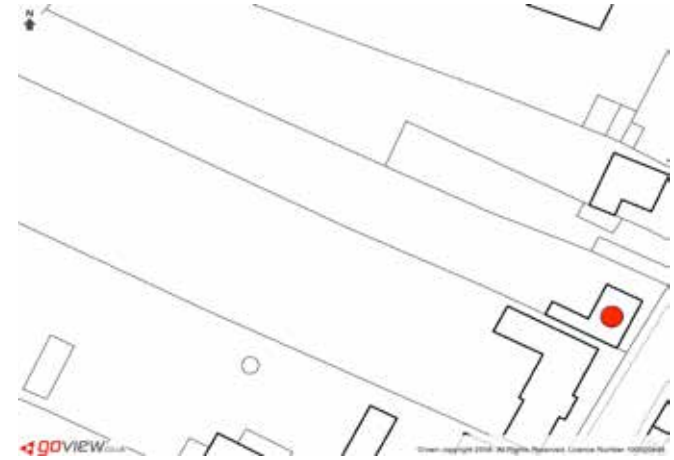
46 High Street
Haddenham, Cambs. CB6 3XB

Ely - 7 miles Cambridge - 13 miles

**"Our family home for over 30 years
- we love this village too!"**

A Victorian detached family home that has been extended and improved to create a spacious family home with character features occupying a plot of around 0.45 acre (subject to survey). The accommodation comprises entrance hall, cloaks/WC, study, living room, kitchen/breakfast room, utility room, 30' garden room in green oak with large exposed timbers (<http://www.thetimberframe.co.uk/>), 4 bedrooms, ensuite shower and family bathroom. Heating is oil-fired with underfloor heating to the garden room. All windows are sealed unit double glazed and the front windows have been replaced with hardwood replicas of the original sliding sashes. Ample off road car parking.





Location: Haddenham is an attractive village with an interesting blend of period and more recently built properties. Day to day shopping needs are catered for by the High Street facilities. There is a village primary school, playgroup, day nursery, chemist, library and health centre. The Cathedral City of Ely is just 6 miles away and the University City of Cambridge is only 13 miles distant.

How to Get There: From Ely take the A142 west and travel around the Witchford bypass to Witcham Toll. Turn left onto the A1123 and follow the road into the village (Station Rd) continue past the green into High Street and the property is on the right

ENTRANCE HALL: Stairs to first floor with cupboard under. Victorian style ceramic tiled floor. Door to:

STUDY: 3.64m x 3.49m (about 12' x 11'6") Multi-fuel stove inset in fireplace surround with mantel and slate hearth. Built in desking.

LIVING ROOM: 6.22m x 3.64m (about 20'5" x 12') Fireplace with coal-effect propane gas fire, marble inset and hearth, moulded surround and mantel. Exposed ceiling beam. TV point. 2 radiators. French doors to:

GARDEN ROOM: 8.47m x 4.65m (about 27'10" x 15'3") Constructed in green Oak with exposed heavy timbers extending 4.88m (16') to the ridge, part glazed walls, gable and roof. Natural stone flooring with under floor heating. Propane gas fired stove style room heater. Pine cuboard housing manifold for heating etc. Numerous floor mounted plug points. French doors to garden.

INNER HALL: Victorian style ceramic tiled floor. Radiator.

CLOAKROOM: White suite of low level WC and washbain. Extractor vent. Radiator.

UTILITY ROOM: 2.29m x 2.03m (about 7'6" x 6'8") Fitted with single drainer stainless steel sink with cupboards under. 2 wall cupboards. Positions for tumble dryer and washing machine. Floor standing oil-fired boiler. Heating programmer.

KITCHEN / BREAKFAST ROOM: 5.4m x 3.93m (about 17'8" x 12'11") Fitted in 'Shaker style' cream coloured cabinets with granite worktops. Stainless steel under hung sink; cupboards, drawers and sliding baskets under. Housing unit with drawers, pan drawer and built in microwave. Integrated fridge freezer, integrated extractor hood and 1500mm electric range style cooker. Side cupboards. Range of wall cupboards. Recessed ceiling spotlights and lights over central 'island' unit with granite worksurface, pan drawers, spice drawers and twin wine racks. French doors to garden. 2 radiators.

FIRST FLOOR
LANDING: Radiator.

BEDROOM 2: 3.65m x 3.63m (about 12' x 11'11") Recessed ceiling spotlights. Radiator.

BEDROOM 3: 3.65m x 3.49m (about 12' x 11'5") Recessed ceiling spotlights. Access to roof space. Radiator.

INNER LANDING: Step down from landing. Access to roof space. Cupboard with Megaflow hot water cylinder.

BEDROOM 4: 3.6m x 2.41m (about 11'10" x 7'11") Window overlooking the Garden Room. Side window. Radiator.

FAMILY BATHROOM: White suite of 'P'-shaped shower bath with Aqualisa thermostatic shower over and glazed curved screen, low level WC and large washbasin with vanity cupboard under. Ceramic tiled floor. Fully tiled walls. Recessed ceiling spotlights. Extractor vent. Velux roof window. Chrome 'ladder' towel rail / radiator.

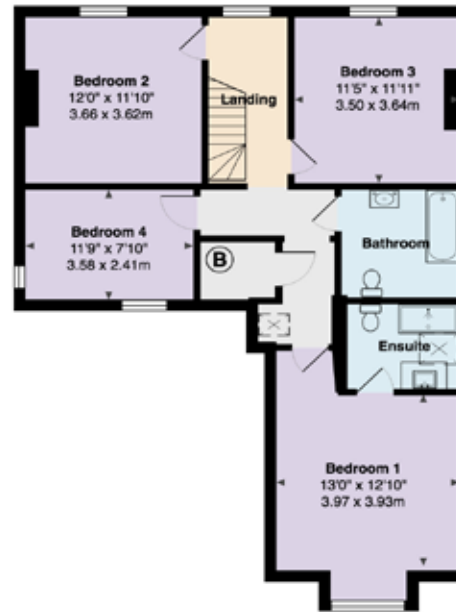
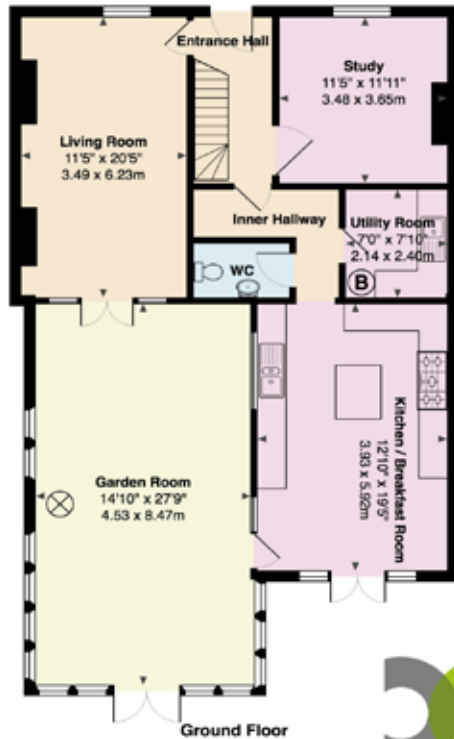
BEDROOM 1: 3.96m + door well x 3.92m (about 13' + door well x 12'10") Box bay window with window seat overlooking the rear garden and with distant farmland views. Radiator.

EN SUITE SHOWER: White suite of low level WC, pedestal washbasin and glazed shower cubicle with Bristan thermostatic shower. Ceramic tiled floor. Velux roof window. Radiator.

OUTSIDE: Paved front garden behind wrought iron railings and gate. Short block paved drive leads to electrically operated double gates and pebbled drive providing car parking. Outside lighting on PIR switches. At the rear is a split level terrace area with adjoining shrub beds and small pond. The whole plot extends to about 0.45 acre (subject to measured survey) and at the rear is mainly laid to lawn with mature shrubs, fruit trees, Beech hedges etc. 2 modern metal sheds. The garden backs onto farmland.

Note: Property owned by employee of David Clark & Co.

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Total Area: 2179 ft² ... 202.4 m²

All measurements are approximate and for display purposes only

Services

Mains water, electricity & drainage

Council Tax

Band D

Local Authority

East Cambs DC

Fixtures & Fittings

By negotiation

EPC

Band E



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the **property people**