Grandford House is an impressive Grade II Listed farmhouse. This family home has been sympathetically extended and modernised to accommodate modern living whilst retaining its Georgian charm and character. With accommodation arranged over 3 floors including 3 reception rooms, a large kitchen/family breakfast room, 5 bedrooms and 3 bathrooms. Situated on the outskirts of the market town of March, the administrative centre of Fenland, the property offers stunning views and is surrounded by open farmland.

Outside is just as impressive with immediate gardens laid to extensive lawns with established tree and shrub screening and includes a hard tennis court. Occupying established grounds of approximately 10.8 Acres (STMS) with extensive outbuildings including office, barns, stables and paddocks the property is ideally located and offers an array of business opportunities from equestrian to holiday home lets.

In the Agent’s opinion, a beautiful example of the Georgian era and viewing is highly recommended to appreciate what this property has to offer.

The property is ideally situated just off the A141 on the edge of the market town of March. Approximately 2 miles from the centre of March, 20 miles (approximately 35 mins) from Peterborough, 20 miles (approximately 30 mins) from Ely, 32 miles (approximately 1 hour) from Cambridge and 22 miles (approximately 40 mins) from Huntingdon all providing access to trains to London and beyond.
**Entrance Hall**
From front entrance door, radiator, stairs to first floor, ornate coving and ceiling rose, dado rail, laminate flooring.

**Lounge**
19’ 10” x 17’ 2” max (6.05m x 5.23m) Bay window to front, ornate coving and ceiling rose, dado rail, feature fireplace, 3 radiators.

**Dining Room**
20’ 0” x 17’ 5” max (6.10m x 5.31m) Bay window to front, ornate coving and ceiling rose, dado rail, feature fireplace, 3 radiators.

**Family Room**
18’ 3” x 12’ 4” max (5.56m x 3.76m) Shuttered window, door to side, radiator, laminate flooring, exposed brickwork to feature fireplace, dado and picture rails.

**Study**
17’ 1” x 6’ 1” max (5.21m x 1.85m) Feature exposed brick wall, connecting door to dining room, access to walk in pantry, tiled floor, double storage cupboard.

**Pantry**
17’ 7” x 5’ 2” (5.36m x 1.57m) Tiled floor, double glazed window, shelving, door to under stairs storage.

**Rear Hallway**
Laminated flooring, radiator, under stairs cupboard, stairs off to first floor.

**Cloakroom**
7’ 8” x 4’ 10” (2.34m x 1.47m) Double glazed window, radiator, low level wc, pedestal wash basin with tiled splashback, laminate flooring, coving to flat ceiling.

**Family Kitchen/Dining**
23’ 3” x 17’ 5” (7.09m x 5.31m) Tiled floor, French doors to garden, double glazed dual aspect windows, door to side, radiator, beautifully fitted kitchen including single drainer one and a half bowl sink unit, a range of matching wall and base units with worktop surfaces and tiled splashback, dresser style fitted range of cupboards including glazed display cabinet, centre island, exposed brickwork to feature wall incorporating AGA and space for microwave, further fitted electric cooker, integrated dishwasher, space for American style fridge/freezer, an island, oil tank.

**Utility Room**
11’ 7” x 8’ 9” (3.53m x 2.67m) Window, tiled floor, radiator, range of matching base units with single drainer stainless steel sink and tiled splashback, space and plumbing for automatic washing machine.

**Boot Room**
10’ 11” x 9’ 6” (3.33m x 2.90m) Double glazed door and window to side, tiled floor, range of built in shelved and hanging cloaks cupboards to one wall.

**Store**
13’ 10” x 13’ 2” (4.22m x 4.01m) Double timber doors to side, connecting door to boot room, power and light, oil tank.

**First Floor**
There are 2 separate staircases leading to the first floor, one from the main entrance and one from the rear hallway. Dado rail, shuttered window to front, 2 radiators.
**Master Bedroom**  
17’ 0” x 14’ 11” (5.18m x 4.55m) Radiator, shuttered window to front, feature fireplace, picture rail, recess wardrobe cupboards, coving.

**En Suite Bathroom**  
15’ 6” x 9’ 4” (4.72m x 2.84m) With stairs and hand rail leading down from the master bedroom, feature beams to ceiling, inset spot lighting, 2 radiators and upright towel radiator, shelved recess cupboards, corner bath with tiled splashback, low level wc, bidet, pedestal wash basin with tiled surround and floor, tiled shower cubicle.

**Bedroom 2**  
17’ 1” x 15’ 1” (5.21m x 4.60m) Radiator, picture rail, coving, shuttered window to front, railed recess wardrobes, feature fireplace.

**Bedroom 3**  
15’ 9” x 14’ 6” (4.80m x 4.42m) Radiator, 2 windows, door to stairs to 2nd floor, under stairs storage, railed wardrobe cupboard, picture rail, coving.

**Family Shower Room**  
11’ 8” x 6’ 4” (3.56m x 1.93m) Radiator, window, low level wc, pedestal wash basin with tiled splashback, walk in tiled shower with tiled floor surround, extractor fan, inset spot lighting, shaver point.

**Second Floor**  
With stairs from the first floor landing and from bedroom 3. Dado rail, radiator, window.

**Bedroom 4**  
18’ 0” x 17’ 3” max (5.49m x 5.26m) Dual aspect windows, radiator, feature fireplace, inset spot lighting.

**Bedroom 5**  
17’ 6” x 17’ 2” max (5.33m x 5.23m) Radiator, feature fireplace, inset spot lighting, connecting to:

**Study Area**  
16’ 3” x 8’ 1” (4.95m x 2.46m) With access to stairs leading to bedroom 3, radiator, 2 windows, inset spot lighting.

**Walk in Airing Cupboard**  
12’ 11” x 6’ 4” (3.94m x 1.93m) Fitted storage cupboards to the length of one wall, loft access, radiator, window to study area.

**Bathroom**  
12’ 10” x 9’ 1” (3.91m x 2.77m) Window, radiator, low level wc, pedestal wash basin with tiled splashback, bath and tiled shower, built in storage and shelved recess cupboards, shaver point, inset spot lighting.

**Outside Stables/Garage/Workshop**  
Situated off the rear courtyard and within a walled and gated secure area and comprising:

**Store/Workshop**  
21’ 0” x 16’ 3” (6.40m x 4.95m) With doors from courtyard and a further door leading to the garden, window, electric light.

**Garage**  
17’ 1” x 13’ 9” (5.21m x 4.19m) Automatic roller door to front, power and light.
**Tack Room/Feed Store**
16’ 10” x 4’ 9” (5.13m x 1.45m) Door to courtyard and window rear, electric light.

**Stable**
17’ 0” x 13’ 10” (5.18m x 4.22m) Electric light and water laid on.

**Stable**
17’ 1” x 10’ 3” (5.21m x 3.12m) Electric light and water laid on.

**Barn/Office/Car Port**
Situated to the side of the main house and having its own access and ample parking. Including a 3 bay car port and comprising:

**Office**
17’ 9” x 16’ 8” (5.41m x 5.08m) Double glazed entry door, double glazed window, feature beam and coving to ceiling, convector heating, lobby leading to **kitchen area**: 10’ 9” x 3’ 5” (3.28m x 1.04m) with single drainer stainless steel sink unit with tiled splashback and electric water heater over, convector heater, double glazed window. Further door leading to **cloakroom**: having low level wc and pedestal wash basin with tiled splashback and water heater over, coving to flat ceiling, extractor fan, inset spot light.

**Barn**
53’ 8” x 27’ 7” (16.36m x 8.41m) Overall maximum internal measurement. With door leading from rear and large double timber entry doors to the front, with wall divides to kitchen area with single drainer sink unit and a further 4 areas plus wc. Electric light, power and water laid on.

**Agricultural Building**
119’ 0” x 38’ 6” (36.27m x 11.73m) Internal measurements. Block built and corrugated iron clad, concrete floor, power and light.

**Services**
Mains water and electricity. Drainage to private septic tank. Radiator central heating via oil fired boiler.

**Agents Note**
Under the Estate Agents Act 1979 we advise that one of the Partners of the firm is related to the Vendors.

**Directions**
From our High Street March Office turn left and take the 2nd exit on the mini roundabout into Burrowmoor Road. Follow Burrowmoor Road to the bottom and turn right onto the A141. Take the 2nd exit from the roundabout travelling over the railway bridge and continuing along Wisbech Road. Following this road until the road bears right, turn left into Grandford Drove where Grandford House can be found directly on the right.

**Council Tax Band**
C

**Council Tax Amount**
£1,617

**EPC Rating Band**
F

**Particulars Prepared**
7th June 2018
Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.