2 The Butts
Soham
Cambs, CB7 5AN

A particularly attractive and quite unique detached period house of immense charm and character complimented by off road parking and gardens.

Early viewing highly advisable.
EPC: D

Guide Price: £340,000
SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, sporting facilities and good educational outlets, including a village college.

Understood to have origins back to the mid 1700’s this attractive detached house has been much improved during recent years and offers a surprising level of accommodation full of period charm and character. Many of the rooms have an abundance of natural beams and exposed stud work, the sitting room has a large Inglenook fireplace and the dining room also has a fireplace with former bread oven. The kitchen leads into a rear extension housing the utility/boot room and cloakroom. On the first floor is approached via two staircases and there are three bedrooms, a large bathroom and addition cloakroom. Outside the property has a pretty front garden set behind a brick wall and a drive way to the right with off road parking for at least two vehicles. The rear garden is laid to lawn with a large timber garden shed.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:

**Ground Floor**

**Entrance Hall**
With a Quarry tiled floor, entrance door.

**Sitting Room** 5.61m (18’5”) x 4.16m (13’8”)
A fine room with a window to the front, inglenook fireplace with exposed brick work, exposed beams and wall studwork, two double radiators, double doors to the garden and door to a staircase leading to the first floor.

**Dining Room** 4.16m (13’8”) x 3.74m (12’3”)
With a window to the front, open fireplace with a formed bread oven to one side, exposed beams and wall studwork, double radiator, tiled flooring, door to the garden and door to a second set of stairs leading to the first floor.

**Kitchen** 4.21m (13’10”) x 4.16m (13’8”) max
A delightful country style kitchen fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric oven, five ring gas hob with extractor hood over, exposed beams and wall studwork, window to the front, double radiator, tiled flooring, door to:

**Utility Area/Rear Hall** 2.03m (6’8”) x 1.86m (6’1”)
With a window to the rear, brick floor, access to loft space, built in storage cupboard with plumbing for a washing machine and space for a tumble dryer, working surface, gas fired boiler serving the heating and hot water systems.

**Cloakroom**
Fitted with a two piece suite comprising of a wash hand basin and low-level WC, tiled splashback, radiator, brick flooring and Velux roof window.

**First Floor**

**Landing**
Approached via the stairs from the Dining Room, exposed beams.

**Bathroom** 4.16m (13’8”) max x 2.88m (9’5”)
A large bathroom fitted with a four piece suite comprising of a bath with shower attachment, wash hand basin in a vanity unit, shower enclosure and low-level WC, shaver point, Velux roof light, double radiator, exposed wall studwork, recessed ceiling spotlights.

**Bedroom 1** 4.23m (13’11”) x 4.16m (13’8”)
With a dormer window to the front, Velux rooflight to the rear, exposed wall studwork, double radiator, door to:
**Bedroom 2**
With a dormer window to the front, Velux rooflight to the rear, exposed wall studwork, double radiator, door to cloakroom and bedroom 3.

**Cloakroom**
Fitted with a two piece suite comprising of a wash hand basin, low-level WC, extractor fan, shaver point and light.

**Bedroom 3** 4.16m (13’8”) x 1.47m (4’10”) min 2.50m (8’ 2”) max
With two Velux rooflights, window to the side, double radiator, door to a second staircase which leads to the sitting room and door to cloakroom.

**Outside**
The property has a pretty front garden with a brick wall, path to the front door edged in a low hedge, off road parking to one side providing at least to car spaces and a large timber garden shed. The rear garden is laid to lawn with a patio area firewood store.

**Services**
Mains water, gas, drainage and electricity are connected.

**Council Tax Band:** C East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.