

Asking Price £725,000
Freehold



'Lang Mead' 11 The Slade, Witcham, Cambridgeshire, CB6 2LA

Highly individual detached house standing in wonderful established gardens of about three fifths of an acre.

Traditionally constructed in the late 1970s, this detached house offers versatile and well proportioned accommodation extending to just under 2,000 sq ft (186 sq m). Built to maximise the wonderful open outlook to the rear, an impressive first floor sitting room, the kitchen and principal bedrooms all enjoy a delightful view over the garden. Subject to any planning consents being obtained, there is the potential to create additional living accommodation, if required. A particular feature of the property is the wonderful garden to the rear which offers a high level of privacy and seclusion. There is also parking for numerous cars and a detached garage block providing parking for 3 cars. Heating is oil fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax is currently Band F and the EPC rating is currently Band D.

Witcham is a delightful and highly regarded village situated approximately 6 miles west of Ely. Facilities within the village include the White Horse public house, village hall, recreation ground, church and Slade Paddock, a family operated camp site with on-site bar, food truck and occasionally live music during the summer months. Nearby Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London, Birmingham and the north.

Features

- Individual Detached House Approaching 2,000 sq ft
- Charming & Highly Regarded Village Location
- Well Presented & Well Proportioned Rooms
- Impressive First Floor Sitting Room With Feature Fireplace
- 4/5 Good Sized Bedrooms & 2 Bath/Shower Rooms
- 2/3 Reception Rooms & Refitted Kitchen/Breakfast Room
- Oil Fired Heating to Radiators
- Upvc Sealed Unit double Glazed Windows
- Extensive Parking & 3 Car Garage
- Wonderful Established Gardens of About 3/5 of an Acre





Entrance Porch:
Tiled floor and door to:-

Reception Hall:
Cloaks cupboard and stairs to first floor.

Family Room/Bedroom 5:

Dining Room:
Dual aspect with French doors to side terrace.

Kitchen/Breakfast Room:
Tiled floor, sink unit, quartz work surfaces, range of matching soft closing base and wall cabinets and drawers, integrated appliances comprising Bosch dishwasher, AEG induction hob and double Neff oven, Neff wine fridge, views over the garden and open access to:-

Rear Entrance Lobby:
Tiled floor, door to rear garden and door to:-

Utility Room:
Tiled floor, sink unit, work surfaces, range of matching base and wall cabinets, position for washing machine and oil fired boiler.

Bedroom 1:
Views over the garden.

Shower Room:
Tiled floor, close coupled WC, vanity wash basin with cupboards under, shower cubicle and heated towel rail.

FIRST FLOOR:

Landing:
Large airing cupboard with hot water cylinder and shelving and loft hatch to partially boarded roof space.

Sitting Room:
Feature brick fireplace with inset wood burning stove, dual aspect including sliding glazed doors to 'Juliette Balcony'

Bedroom 2:
Built in double wardrobes and views over the garden.

Bedroom 3:
Built in double wardrobes.

Bedroom 4/Study:
Fibre broadband connection.

Bathroom:
Low level WC, Pedestal wash basin, panelled bath with shower over and heated towel rail.

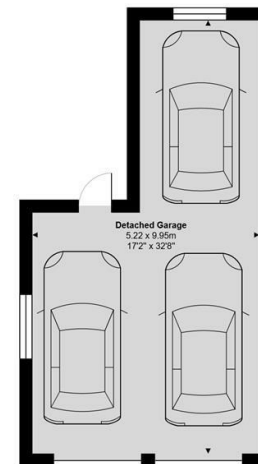
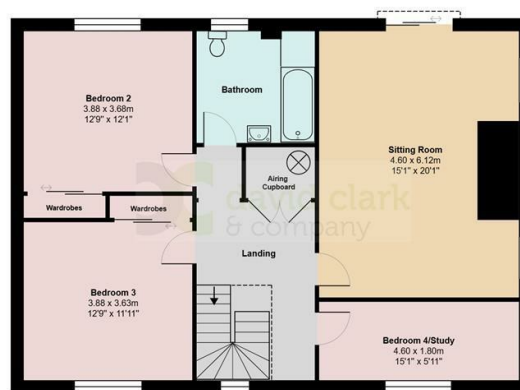
OUTSIDE:
'Lang Mead' is set well back from the road behind a low level brick wall, large areas of lawn and deep, well stocked shrub beds. An extensive block paved driveway provides parking for numerous vehicles and access to a Detached Garage providing parking for 3 cars with twin up and over doors to front, power, light, service pit and personal door to garden. Subject to any necessary planning consents being obtained the garage could be converted to create ancillary accommodation for dependent relatives, guests or letting purposes. Gated access to the side of the garage leads to a further parking/storage area with access to the oil tank. A fabulous garden to the rear is mainly laid to lawn which is interspersed with a variety of mature trees, bushes and well stocked flower and shrub beds. An extensive paved terrace joins the rear and western elevation of the house creating the ideal area for relaxing, alfresco dining and entertaining.

AGENTS NOTE:
The majority of the external photos were taken by the vendors in May 2024.



Total Floor Area (Excluding Detached Garage) Approx' 184.4 sq metres (1984.8 sq feet)

All dimensions / floor plans are approximate and should not be relied upon.



TENURE
Freehold

SERVICES
All Main Services Connected.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
F

Directions to the property using What3Words.
Enter the following link in your browser then click Waze
or Google Maps:

<https://w3w.co/spruced.broached.ports>

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| | Potential | | Potential |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
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| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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