



**Ovins Rise, Haddenham, Ely, Cambridgeshire CB6 3LH**

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## Ovins Rise, Haddenham, Ely, Cambridgeshire CB6 3LH

'The Orangery' is a beautifully presented spacious five bedroom detached family home situated in a small modern development with an excellent level of privacy and spectacular countryside views.

- Dual Aspect Living Room
- Family Room
- Contemporary Kitchen/Dining Room & Utility Room
- Four Bedrooms (Two with En-Suites)
- Study/Bedroom Five
- Family Bathroom
- Air Source Heating, Underfloor Heating & Double Glazing
- Double Integral Garage & Parking
- ICW 10 Year Warranty

**Guide Price: £600,000**



**HADDENHAM** The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

**RECEPTION HALL** with staircase leading to the first floor, large storage cupboard, double doors leading through to the living room and kitchen/dining room, single door leading through to the family room. Underfloor heating throughout the ground floor.

**FAMILY ROOM** 12'11" x 8'2" (3.94 m x 2.49 m) Dual aspect with windows to front and side aspects.

**LIVING ROOM** 21'6" x 11'8" (6.55 m x 3.56 m) Dual aspect with windows to rear and side aspects, feature brick fireplace with stone mantel and hearth, French doors leading through to the rear garden, double doors into hallway.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC, hand basin in vanity unit, Karndeian flooring.

**KITCHEN/DINING ROOM** 19'8" x 13'3" (5.99 m x 4.04 m) Fitted with a contemporary range of matching units and complimentary Silestone worktops including base units, wall mounted units and drawers - all soft closing. Fitted single oven and combination oven/ microwave/grill, induction hob with extractor over. Quooker boiling tap, integrated fridge freezer and dishwasher, doors leading onto the patio and rear garden. Karndeian flooring.

**UTILITY ROOM** 13'3" x 6'3" (4.04 m x 1.90 m) Fitted with base units having laminate worktops, space and plumbing for washing machine, space for tumble dryer, sink unit and drainer. Karndeian flooring, door leading through to the side access and rear garden, door leading through to the double garage.

**FIRST FLOOR LANDING** with airing cupboard.

**PRINCIPAL BEDROOM SUITE** 15'1" x 11'0" (4.60 m x 3.35 m) with window to front aspect, radiator and double doors leading through to:

**DRESSING ROOM** 11' x 4' 11" (3.35m x 1.5m)

**EN-SUITE SHOWER ROOM** with double fitted tiled shower cubicle, hand basin with vanity unit, low level WC, chrome heated towel rail, tiled floor with underfloor heating.

**BEDROOM TWO** 14'10" x 10'6" (4.52 m x 3.20 m) Dual aspect with windows to rear and side. Radiator.

**EN-SUITE SHOWER ROOM** with double fitted tiled shower cubicle, hand basin with vanity unit, low level WC, chrome heated towel rail, tiled floor with underfloor heating.

**BEDROOM THREE** 14'10" x 9'6" (4.52 m x 2.90 m) Dual aspect with windows to front and side. Radiator.

**BEDROOM FOUR** 11'6" x 8'6" (3.51 m x 2.59 m) with window to front aspect. Radiator.

**STUDY/BEDROOM FIVE** 9'8" x 8'2" (2.95 m x 2.49 m) Radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising low level WC, hand basin with vanity unit, panelled bath, fitted tiled shower cubicle, chrome heated towel rail, tiled floor with underfloor heating.

**EXTERIOR** The property has a double integral garage with Hormann electric roller door, Electric car charger point, lighting and personnel door into the utility room. There is further parking to the front of the garage. Side access leads to the rear garden, which is fully enclosed with an extended patio, lawned garden and raised flower beds.

We understand the estate is subject to a management fee collected annually by East Cambs Trading Company Ltd set at £285.00 per annum to cover the maintenance and upkeep of all estate roads, communal land and open spaces, street lighting, private pumping station and all necessary fees and insurances.



**Tenure** - The property is Freehold

**Council Tax** - Band F

**EPC** B (90/95)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/7108



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.

