



## 37 Qua Fen Common,

Soham, Cambs CB7 5DQ

**Guide Price £650,000**



This is a unique opportunity to acquire a 5-bed detached older style property with its own detached and spacious 2-bedroom bungalow annexe. Located in a non-estate location on the popular Qua Fen Common with views over the pond to the front, this family house must be viewed. Total accommodation is over 3,000 sq ft.

Further benefits include gas central heating, double glazing, Ensuite, Study, workshop and off-road parking.





## SOHAM.

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

### Description

This is a unique opportunity to acquire a 5-bedroom detached older style property with its own detached and spacious 2-bedroom bungalow annexe. Located in a non-estate location on the popular Qua Fen Common with views over the pond to the front, this family house must be viewed.

Further benefits include gas central heating, double glazing, Ensuite, Study, workshop and off-road parking.

### Hallway

Multi-paned door to the living room. Stairs to first floor with understairs storage cupboard. Radiator. Central heating thermostat. Ceiling light point. Door to:

### Bathroom - 3.91m x 1.85m (12'10" x 6'1")

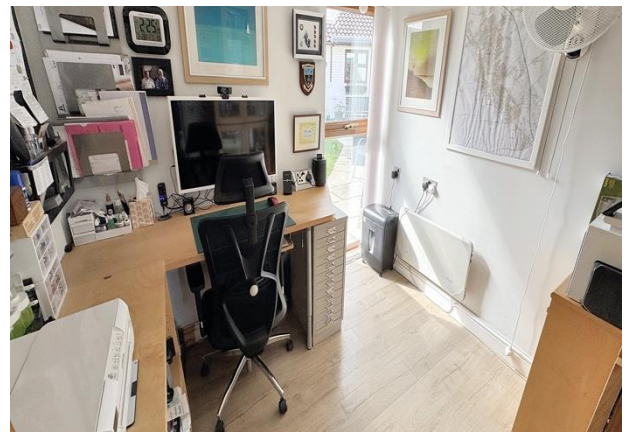
Double glazed window to the side aspect. Tiled floor and splash areas. Low level WC. Wash basin in vanity unit with mixer tap. Panelled bath with shower screen, mixer tap and shower attachment over. Radiator. Extractor fan and 2 ceiling light points.

### Living Room - 9.07m x 3.96m (29'9" x 13'0")

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Vertical radiator and further radiator. Spotlights to ceiling. Log burner with brick surround & tiled hearth to one end and coal effect fireplace to the other with timber surround. Multipaned door to the kitchen/diner. Door to:

### Study - 2.82m x 2.36m (9'3" x 7'9")

Double glazed window to the rear aspect. Spotlights. Electric heater.



**Kitchen Area** - 6.25m x 2.41m (20'6" x 7'11")  
Range of units at base and wall level with wooden work surfaces . One and a half bowl sink with mixer tap. Three double glazed windows to the rear garden aspect. Space and plumbing for automatic washing machine. Integrated dishwasher. integrated AEG oven and integrated freezer. Space for fridge. Bosch 5-ring gas hob with stainless steel extractor hood over. Tiled splash areas. Door to hallway.

**Dining Area** - 3.94m x 2.34m (12'11" x 7'8")  
Double glazed window to the rear aspect. Spotlights. Opening to kitchen area. Multi-paned door to the Conservatory.

**Conservatory** - 3.89m x 3.25m (12'9" x 10'8")  
UPVC constructed with double glazed windows and a double-glazed door to the rear garden area. Electric heater. Ceiling spotlights.

**Landing**  
Double glazed window to the front aspect. Dado rail. Radiator. access to loft space. Two ceiling light points.

**Bedroom 1** - 4.39m x 3.91m (14'5" x 12'10")  
Double glazed windows to the front and side aspects. Radiator. Ceiling light point. Victorian style fire surround. Door to:

**Ensuite** - 3.86m x 2.41m (12'8" x 7'11")  
Panelled bath and mixer tap. Aqualisa shower and screen over bath. Low level WC. Wash basin in vanity unit with mixer tap and cupboard under. Mirror. Three wall light points. Two Velux double glazed skylight windows to the rear aspect. Two heated towel rails. Built-in cupboard with hanging rail.

**Bedroom 2** - 4.47m x 3.02m (14'8" x 9'11")  
Double glazed window to the front aspect. Exposed wood flooring. Radiator. Victorian style fireplace. Access to loft space.

**Bedroom 3** - 3.51m x 2.49m (11'6" x 8'3")  
Two Velux double glazed skylight windows to the rear aspect. Radiator. Wall light point. Built-in wardrobe with hanging rail. Dimmer switch.

**Bedroom 4** - 3.61m x 2.51m (11'10" x 8'3")  
Two Velux double glazed skylight windows to the rear aspect. Radiator. Two wall light points. Two wardrobes. Cupboard housing hot water tank and Worcester gas fired boiler serving central heating and hot water.

**Bedroom 5** - 3.96m x 1.93m (13'0" x 6'4")  
Double glazed window to the side aspect. Radiator. Ceiling light point. Dimmer switch.

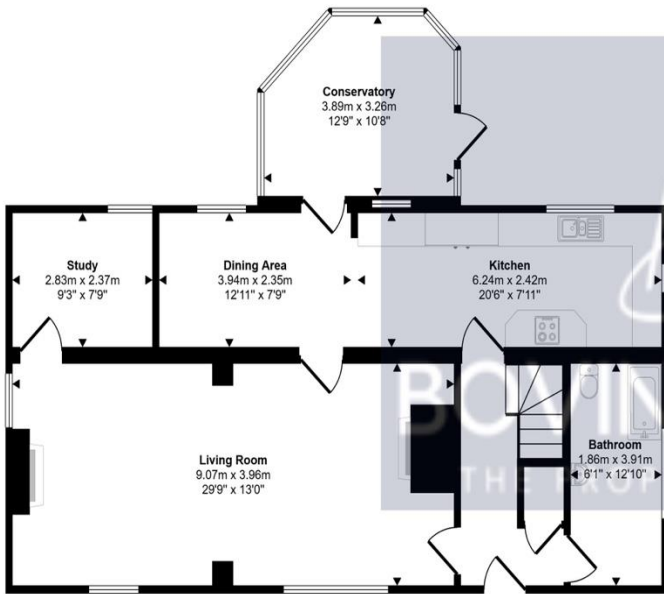
### Outside

The front of the property is accessed directly from the Common and has a low timber fence enclosing the front garden which is laid mainly to lawn, with flower/shrub borders. There is a gate with path to the entrance door and a vehicle gate to one side providing off-road parking and leading to a large workshop to the side of the house. There is another wrought iron gate accessing the rear garden which provides further off-road parking. The rear garden to the main house is laid mainly to lawn with paved patios and pathway and an aluminium/steel pergola.




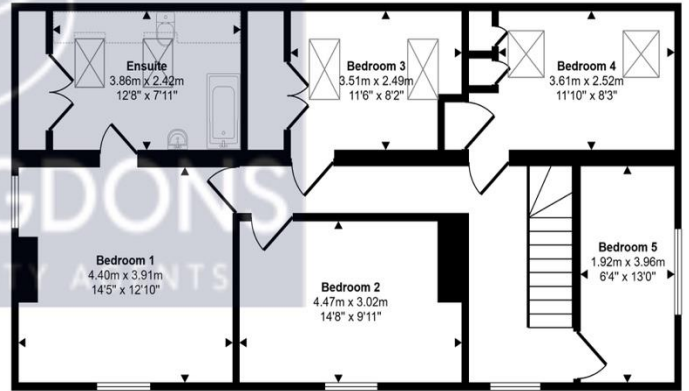


Approx Gross Internal Area  
192 sq m / 2069 sq ft



Ground Floor  
Approx 101 sq m / 1090 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 91 sq m / 979 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## **ANNEXE**

Well presented and spacious 2 bedroom detached 'annexe' bungalow which benefits from double glazing and gas central heating. The annexe has its own private courtyard garden to the rear and shares the front with the main house. It offers ideal separate living/guest accommodation, rental or holiday let opportunities or home working facilities.

### **Hallway**

Part double glazed entrance door and side window overlooking the garden. Access to loft space. Picture rail. Radiator. Folding door to storage cupboard. Three ceiling light points. Cupboard housing Potterton gas fired boiler serving central heating and hot water and Fusebox. Built-in cupboard with hanging rail and shelf. Airing cupboard with hot water tank and shelving. Multi-paned door to the kitchen. Central heating thermostat. Dado rail. Door to WC.

### **WC** - 1.7m x 0.99m (5'7" x 3'3")

Double glazed window to the front aspect. Low level WC. Wash basin with cupboard under. Tiled splash areas. Heated towel rail. Ceiling light point.

### **Kitchen/Diner** - 5.69m x 3.43m (18'8" x 11'3")

Range of units at base and wall level with roll-top work surfaces over. One and a half bowl sink with mixer tap. Bosch 4 ring electric hob with a stainless-steel extractor hood over. Extensive tiled splash areas. Spaces and plumbing for automatic washing machine, dishwasher and tumble dryer. Space for fridge. Extractor fan. Hotpoint integrated oven. Mitsubishi Air Conditioning unit. Radiator. Double glazed window to the front aspect and double-glazed double doors to the garden. Two ceiling light points. Multi-paned double doors to the Living Room.

### **Living Room** - 5.54m x 3.94m (18'2" x 12'11")

Double glazed windows to the front and side aspects. Two radiators. Coved ceiling with two light points. Wall light point. Coal effect electric fire and surround. TV Point. Door to Conservatory.

### **Bedroom 1** - 5.28m x 3.33m (17'4" x 10'11")

Double glazed windows to the front and side aspects. Two radiators. Coved ceiling with light point.. Mitsubishi Air Conditioning unit.

### **Bedroom 2** - 2.97m x 2.36m (9'9" x 7'9")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Wardrobe recess (currently a display recess with cupboards)

### **Shower Room** - 2.26m x 2.16m (7'5" x 7'1")

Double glazed window to the front aspect. Radiator. Heated towel rail. Low level WC. pedestal wash basin. Tiled splash areas. Ceiling light point. Double shower cubicle with Triton shower.

### **Conservatory** - 5.54m x 1.75m (18'2" x 5'9")

Saloon door to the front aspect. Radiator. Fluorescent strip light. Double glazed patio doors to the rear garden.

### **Outside**

The annex shares the garden to the front, with the main house, but has its own private and enclosed rear garden, which is laid to patio with raised flower and shrub bedding. It is enclosed with timber fencing.









## Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is E.

The property is freehold with title number CB161666.

Flood risk is very low.

All main's services are connected.

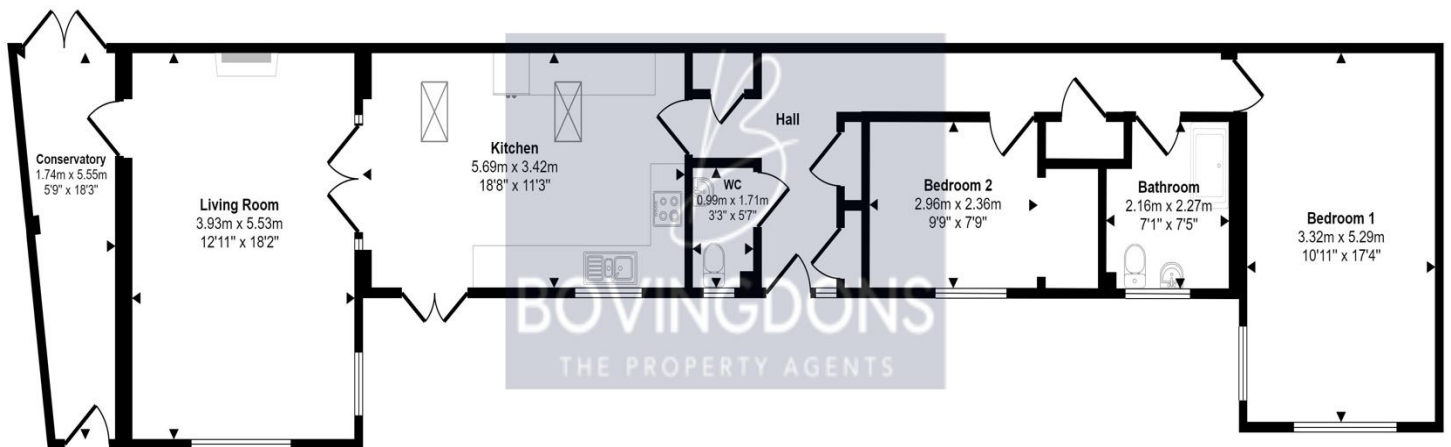
We are not aware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way.

Estimated Broadband Speeds are Standard 12 mbps,

Superfast 65 mbps and Ultrafast 1800 mbps.



Approx Gross Internal Area  
102 sq m / 1099 sq ft



Floorplan

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Score	Energy rating	Main House	Current	Potential
92+	A			102 A
81-91	B			
69-80	C			
55-68	D		64 D	
39-54	E			
21-38	F			
1-20	G			

Energy rating	ANNEXE	Current	Pc
A			
B			
C			
D			
E		50 E	
F			
G			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.