



**20 Station Road,**  
Haddenham, Ely, Cambs, CB6 3XD  
**Guide Price £735,000**



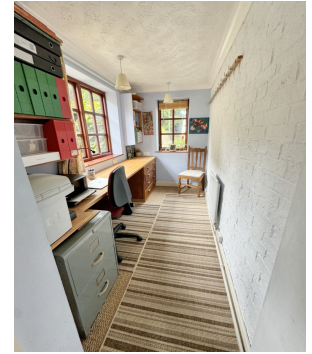
Truly unique character home with large gardens and situated close to the heart of this popular village. The family home offers 5 bedrooms, home office/study, living room, games room/bedroom 6, dining room, garden room, kitchen/breakfast room, utility, two bathrooms, ensuite and WC, garage & carport, workshop and mature gardens with several outbuildings.





## Haddenham

Haddenham enjoys an elevated position atop a high ridge, with views of the historic Cathedral City of Ely to the west. It is home to around 3,000 residents and is well located for both a rural lifestyle with a welcoming active community and access to many amenities. The Village amenities include shops, a doctor's surgery, church, pub, a library, a well-regarded primary school, pre-schools and a picturesque village green and wildlife garden. Furthermore, there's a strong sense of community in Haddenham, with sports and leisure activities available for all ages, including football teams for girls and boys, village cricket team, well-attended bowls club and an active Sports & Social Club. There are also Annual community events such as the popular Haddenham Beer Festival and Haddenham Steam Rally. Just 15 minutes' drive away is the City of Ely, with its historic centre and famous Cathedral with a wide selection of cafes, restaurants and independent shops clustered around a thriving marketplace and the well-recognised large brand supermarkets. The railway station in Ely offers commuters a fast train service to the larger centres of Cambridge (18 mins), Peterborough (33 mins) and London Kings Cross, (70 mins)



## Description

Truly unique character home with large gardens and situated close to the heart of this popular village. The family home offers 5 bedrooms, home office/study, living room, games room/bedroom 6, dining room, garden room, kitchen/breakfast room, utility, two bathrooms, ensuite and WC, garage & carport, workshop and mature gardens with several outbuildings.



## Hallway

Part glazed entrance door from the side (now used as main entrance) Radiator. Coved ceiling with light point. Archway to Living Room. Doorway to:

## Home Office/Study - 3.02m x 1.57m (9'11" x 5'2")

Double glazed windows to the side and front aspects. Radiator. Exposed brickwork to wall. Coved ceiling with two light points.



## Living Room - 6.35m x 3.89m (20'10" x 12'9")

Double glazed windows to the side and rear aspects. Double glazed sliding patio doors to the rear garden. Coved ceiling with two light points. Two radiators. Door to Utility area.

## Games Room/Bed 6 - 3.89m x 3.63m (12'9" x 11'11")

Wooden flooring. Telephone point. Double glazed window to the front aspect. Fireplace with tiled hearth. Radiator. Opening to the rear hall. Half glazed wall to the living room.



**Lobby**

Stairs to first floor landing. Ceiling light point. Part glazed entrance door. Door to:

**Dining Room - 3.94m x 3.61m (12'11" x 11'10")**

Victorian fireplace/grate. Double glazed window to the front aspect. Ceiling light point. Door to Utility:

**Utility - 3.05m x 3m (10'0" x 9'10") max**

Stainless steel sink with mixer tap in work surface. Wall cupboards and drawer unit. Oil fired GRANT boiler serving central heating and hot water. Ceiling light point. Doorway to Kitchen. Door to:

**WC - 2.26m x 1.52m (7'5" x 5'0")**

Corner shower cubicle. Low level WC. Radiator. Pedestal wash basin. Extractor. Ceiling light point.

**Kitchen/Breakfast Room - 6.15m x 4.19m (20'2" x 13'9")**

Range of units at base and wall level with wooden work surfaces over. Tiled flooring. Space for cooker. Space and plumbing for washing machine. One and a half bowl ceramic sink and mixer tap. Coved ceiling with pendant light points and spotlights. Space for fridge. Radiator. Three double glazed windows to the side aspect and party glazed door to the garden. Feature fireplace with original cast iron range (not working) and display recesses on a raised tiled hearth. Opening to:





**Garden Room** - 4.34m x 2.95m (14'3" x 9'8")

Double glazed French doors onto the rear garden.  
Full height double glazed window to the rear aspect.  
Radiator. Two ceiling light points.

**Landing**

Radiator. Ceiling light point. Light Tunnel.

**Bedroom 2** - 3.63m x 3.38m (11'11" x 11'1")

Double glazed window to the front aspect Three built-in wardrobes. Ceiling light point. Over-stairs storage cupboard. Opening to:

**Craft/Dressing Room** - 3.07m x 1.57m (10'1" x 5'2")

Double glazed window to the side aspect. Radiator. Ceiling light point. Window to bedroom 3.

**Bedroom 5** - 3.28m x 2.39m (10'9" x 7'10")

Double glazed window to the front aspect. Over-stairs storage cupboard. Exposed wood flooring. Radiator. Ceiling light point.

**Bathroom 1** - 2.49m x 1.42m (8'2" x 4'8")

Panelled bath with screen and shower attachment. Electric Triton shower. Tiled splash areas. Wash basin. Low level WC. Radiator. Dimplex electric heater. Extractor fan. Shaver socket and light. Access to loft space.

**Inner Landing**

Wood flooring. Radiator. Two ceiling light points.

**Bathroom 2** - 2.34m x 2.31m (7'8" x 7'7")

Refitted bathroom with panelled bath, Low level WC, wash basin in vanity unit with mixer tap and cupboards under. Extensive tiling. Wood flooring. Radiator. Large airing cupboard. Shaver socket.

**Bedroom 3** - 3.94m x 2.95m (12'11" x 9'8")

Double glazed window to the rear aspect and double-glazed doors leading to a balcony overlooking the garden. Vaulted ceiling. Radiator, Wood flooring. Exposed brickwork to wall. Two wall light points. Three ceiling light points.

**Bedroom 4** - 2.9m x 2.46m (9'6" x 8'1")

Double glazed window to the rear aspect. Radiator. Vaulted ceiling with high level storage cupboards. Mezzanine bed area. Built-in desk with overhead light. Ceiling light point.





**Bedroom 1** - 8.53m x 3.81m (28'0" x 12'6")

Vaulted ceiling. Wood flooring. Freesat point. Wall light points. Radiator. Spotlights to ceiling. Extractor. Built-in triple wardrobe. Two double glazed Velux windows to the side aspect. Opens to a seating area with large floor to ceiling double glazed windows overlooking the rear garden Vaulted ceiling. Wood floor. Two double glazed Velux windows to the side aspect. Spotlights to ceiling.

**Ensuite** - 1.83m x 1.63m (6'0" x 5'4")

Low level WC. Wall hung wash basin with drawer under. Corner shower cubicle. Fully tiled walls. Double glazed Velux skylight window to the side aspect. Extractor Shaver socket. Wood Flooring. Ceiling light point.

**Outside**

The front of the property has a small landscaped area and a gravel driveway which leads through a five-bar gate to the side and extends to the rear of the property and provides ample off-road parking. There are raised flower and shrub borders either side.

Immediately adjacent the rear is a formal lawn area with a water feature.

The rear garden extends extensively with mature trees and shrubs, past wooden storage cupboards, the Oil tank, raised timber decking, two further garden sheds a prefabricated garage and an inset trampoline.

There is a detached timber garage, carport and insulated workshop building, providing covered parking. The garage area measures 5.10m x 2.45m and the workshop is approximately 4.47 m x 2.30m

**Notes**

Oil Fired Central Heating - Boiler installed in Jan 2023 with guarantee until Jan 2028

Local Council is East Cambridgeshire District Council  
Council Tax Band is E

A water softener is installed.

Solar water heating is provided.

MVHR ( Mechanical Ventilation Heat Recovery) system is installed.



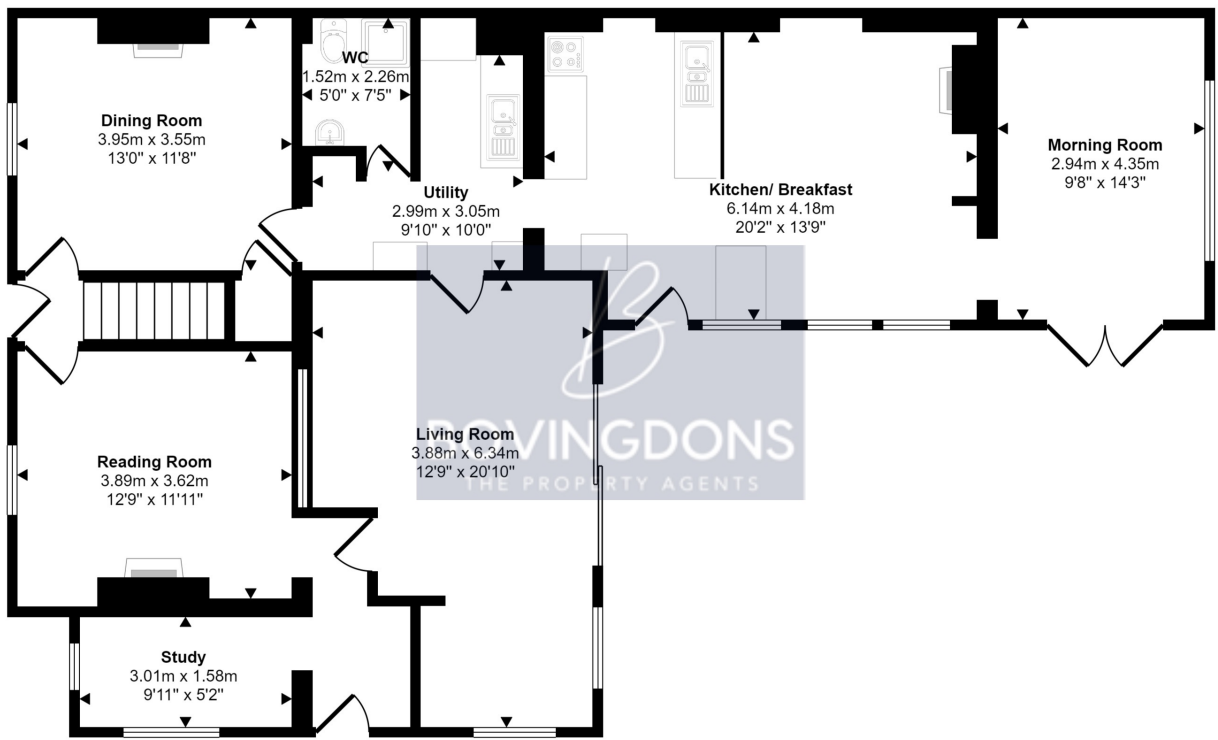




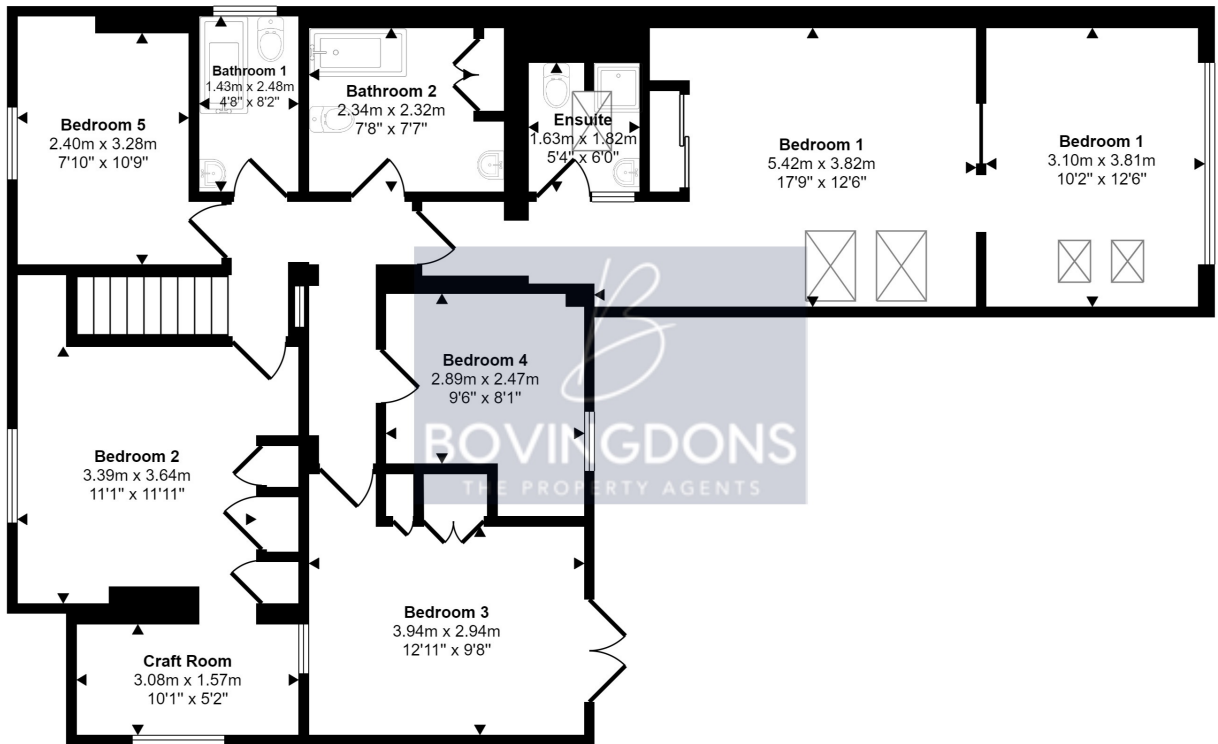








**Ground Floor**  
Approx 118 sq m / 1273 sq ft



**First Floor**  
Approx 115 sq m / 1236 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.

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