



£440,000

Whittlesey Road, Benwick,
Cambridgeshire PE15 0XJ



To arrange a viewing call us now on 01354 694900

NO CHAIN Escape to the countryside with this stunning FIVE-BEDROOM DETACHED character cottage, beautifully presented throughout and boasting breathtaking FIELD VIEWS. Nestled in a rural location, this deceptively spacious home offers a perfect blend of charm and modern living. The ground floor features separate living and dining rooms, a dedicated office area, a welcoming kitchen/breakfast room, and a convenient ground floor shower room. Upstairs, indulge in the luxurious family bathroom with its stunning ROLL-TOP BATH. Five lovely bedrooms provide ample space for family and guests, with the added benefit of an en-suite shower room. This idyllic property offers a tranquil retreat with all the comforts of modern living.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£440,000

Whittlesey Road, Benwick,
Cambridgeshire PE15 0XJ



GROUND FLOOR

Living Room
6.30m (20'8") x 3.74m (12'3")
Windows to both front and side, feature brick fireplace with potential to open.

Dining Area
3.78m (12'5") x 3.69m (12'1")
Window to front, feature brick fireplace with potential to open.

Office Area
2.94m (9'8") x 2.36m (7'9")
Window to rear.

Shower Room
Fitted with a double open ended shower cubicle, low level wc and hand wash basin.

Kitchen/Breakfast Room
6.61m (21'8") x 3.91m (12'10")
Fitted with a matching range of wall and base units, the Rangemaster cooker is available by separate negotiation, space for wine fridge, integrated fridge/freezer, exposed brick fireplace, breakfast bar, window to side.

Conservatory
4.52m (14'10") x 4.23m (13'11")
Brick and upvc construction, air conditioning unit, stunning field views.

Bedroom 4
3.91m (12'10") x 3.10m (10'2") max.
Windows to both side and rear.

Bedroom 5
2.75m (9') x 2.42m (7'11")
Window to side.

Bathroom
2.82m (9'3") max. x 2.53m (8'3")
Fitted with a stunning roll top bath, wash hand basin set within vanity unit and low level wc. Window to side.

OUTSIDE

The established garden is fully enclosed and laid to lawn with patio area plus feature shrubs and trees.

SERVICES

Mains electricity and water. Drainage is via a septic tank and the property has oil fired central heating. The oil boiler is approximately 2 years old.

Freehold
Fenland District Council Tax Band D
Energy rating D

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

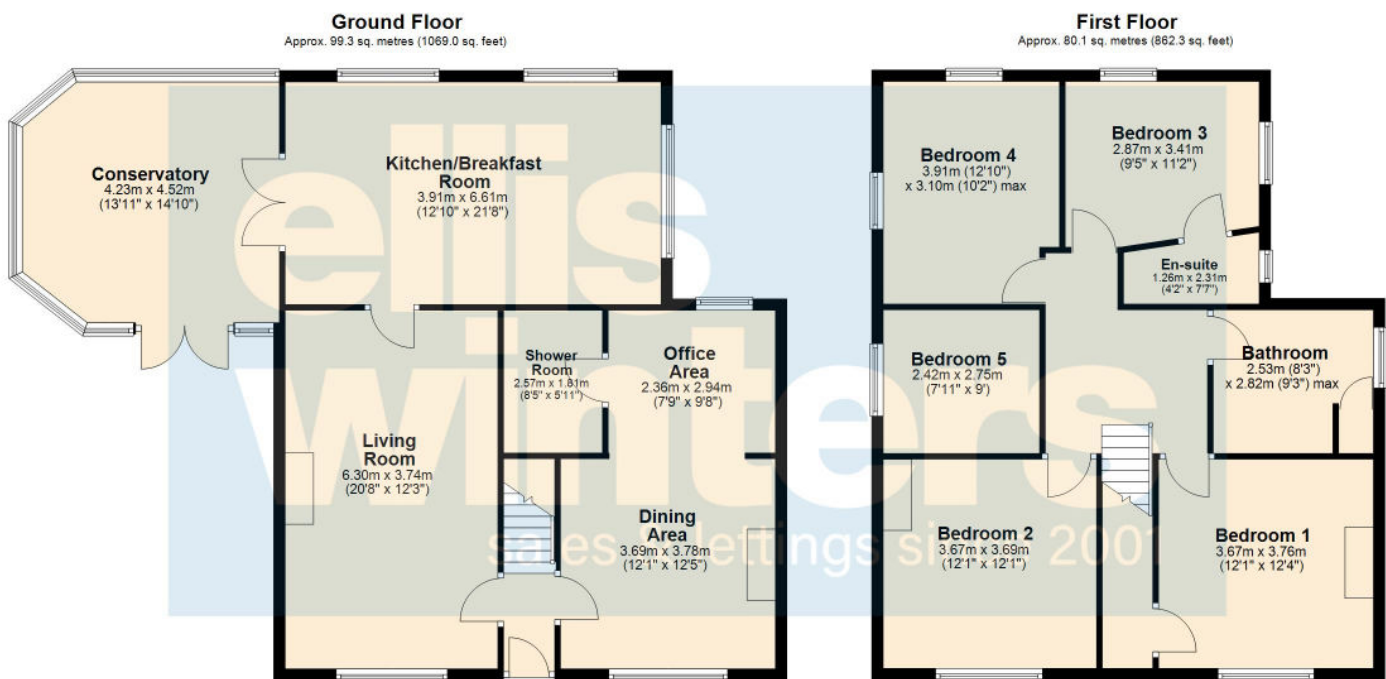
FIRST FLOOR

Bedroom 1
3.76m (12'4") x 3.67m (12'1")
Window to front, original feature fireplace.

Bedroom 2
3.69m (12'1") x 3.67m (12'1")
Window to front, original feature fireplace, fitted wardrobe.

Bedroom 3
3.41m (11'2") x 2.87m (9'5")
Windows to both rear and side.

En-suite
2.31m (7'7") x 1.26m (4'2")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.



Total area: approx. 179.4 sq. metres (1931.2 sq. feet)

ellis winters
sales & lettings since 2001