



Fair Green, Reach, Cambridgeshire

Pocock + Shaw

11 Fair Green
Reach
Cambridgeshire
CB25 0JD

An individual 5 bedroom detached house standing in a delightful village location overlooking the green and situated at the heart of the village between a well-regarded local public house and the historic church. The property is beautifully presented throughout with exceptional character including a contemporary split level living room and dining area, a well equipped double aspect fitted kitchen and a generous ground floor bedroom/ ensuite wet room. Additional features are 4 double bedrooms and a bathroom on the first floor and established part walled gardens.

£625,000



Location Reach is a picturesque village attractively situated on the edge of the Cambridgeshire fens with excellent access to the nearby city of Cambridge and to the A14 and A11/M11 road network. The village's focal point is its attractive Green, surrounded by a quaint church and a welcoming village owned public house. Just 2 miles away, the larger village of Burwell provides a broader range of shops and amenities, whilst Newmarket, renowned for its horse-racing heritage, is close by and offers extensive shopping and leisure opportunities. The property benefits from being within easy reach of esteemed schools, including King's School in Ely, Bottisham Village College, and Soham Village College, making it an ideal choice for families.

Entrance Hall with a part glazed entrance door, built in cupboard, stairs leading to the first floor, tiled flooring.

Cloakroom with a low level WC, hand basin, wood effect flooring.

Utility area cleverly located under the stair case and with space and plumbing for a washing machine and space for a dryer.

Living room/dining room 22'4" x 13'3" (6.81 m x 4.05 m) a distinctive double aspect split level room with a living room on the lower level with parquet wood block flooring, a fireplace with a wood burning stove and slate hearth, full height bi-folding doors with integrated blinds leading to the rear garden.

Dining area with windows to the side and full height windows to the rear both with integrated blinds, parquet wood block flooring.

Kitchen 15'5" x 11'10" (4.70 m x 3.60 m) a double aspect room with a recently modernised fitted kitchen comprising a range of base and wall mounted units, integrated Neff double oven and grill, 5 ring ceramic hob with extractor hood over, integrated dishwasher, space for an American style fridge/freezer, centre island and breakfast bar, tiled flooring.

Bedroom 5 17'7" x 12'11" (5.36 m x 3.93 m) formerly the double garage and sympathetically converted into a generous double aspect bedroom with wood effect flooring.

Ensuite wet room/ shower Room () a purpose designed wet room with a walk in tiled shower area, hand basin and low level WC, roof light.

First floor landing
with wood flooring, access to the roof space.

Bedroom 1 18'3" x 15'11" (5.55 m x 4.85 m) a superb double aspect room with a part sloping ceiling and a wood floor.

Bedroom 2 17'2" x 10'6" (5.22 m x 3.20 m) a double aspect room with a wood floor.

Bedroom 3 12'0" x 11'6" (3.65 m x 3.50 m) with a built in wardrobe.

Bedroom 4 11'10" x 10'6" (3.60 m x 3.20 m) a double aspect room.

Bathroom with a modern white suite comprising a bath with shower over, hand basin with storage under and a low level WC, tiled walls and flooring.

Attic space 18'3" x 15'11" (5.55 m x 4.85 m) a large areas in the loft with an electrically operated drop down ladder, window to the side and Velux window.

Outside The property enjoys a prime location near the heart of the village, offering delightful views over the Green. Nestled between the quaint village owned Dyke's End public house and the charming Church of Saint Ethelreda, it perfectly captures the essence of village living. The front is approached via a pair of wooden gates with a brick perimeter wall leading to a blocked paved garden with established trees and shrub borders. To the rear is an enclosed part walled garden, laid to lawn with established trees and a patio, covered storage shed to the side and delightful views over the historic church ruins.



Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected. The property is in a conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 3Mbps, Superfast 80Mbps, Ultrafast: 930Mbps. Mobile phone coverage by the four major carriers available. EPC: C

Council Tax F East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw
PBS

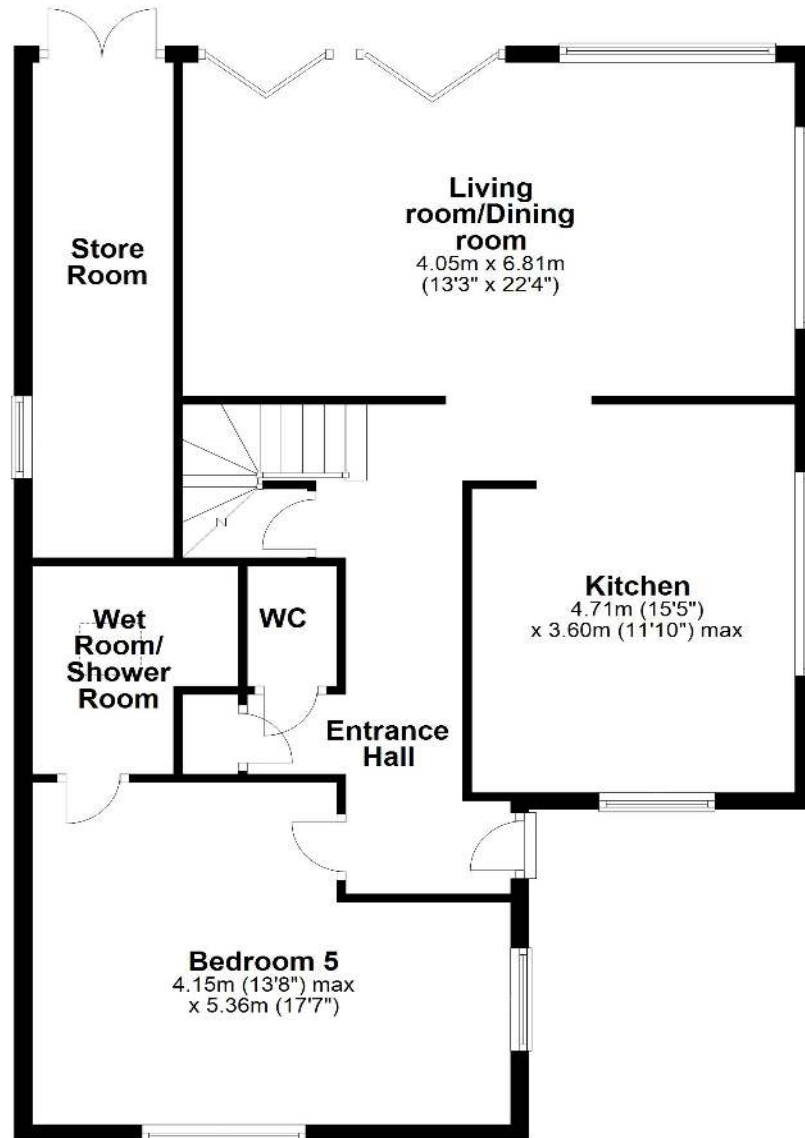




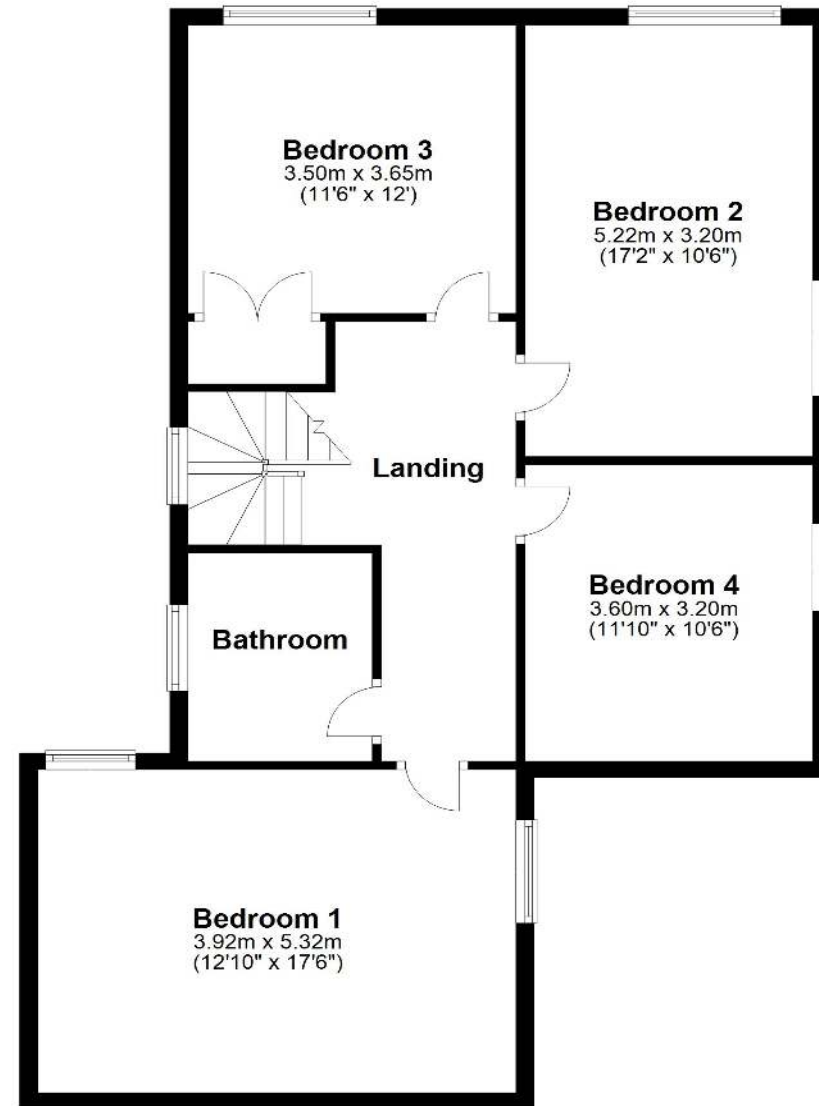




Ground Floor



First Floor



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

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