



Newhaven
Upware, Cambridgeshire

DAVID
BURR



Newhaven, Prior Fen, Upware, Ely, Cambridgeshire, CB7 5YJ

Upware is a peaceful hamlet situated within the parish of Wicken in East Cambridgeshire nestled on the east bank of the river Cam. It is home to a highly regarded public house and is close to Wicken Fen Nature Reserve, the National Trust's oldest nature reserve. Further amenities including public houses, and shops can be found in Burwell and Swaffham Bulbeck whilst Soham and Bottisham schools are within 8 miles. The historic racing town of Newmarket lies approximately 12 miles south with Ely 9 miles north, both offering rail services into Cambridge and London.

A substantial five-bedroom detached home offering over 2,400 sq. ft of accommodation, set in a peaceful rural location within 1.2 acres of mature gardens backing onto open countryside. Enjoying exceptional privacy, the property features a stable block and offers potential for a pony paddock, with scope to extend (STP) and create an idyllic country lifestyle.

A spacious 2,400 sq. ft five-bedroom detached property set within 1.2 acres in a quiet, rural location surrounded by open countryside.

Ground Floor

ENTRANCE LOBBY A lovely light entrance with tiled floor, opening into the entrance hall.

SITTING ROOM Featuring an attractive wood burning stove, outlook to the front and French doors through to the:

DINING ROOM Overlooking the rear gardens.

KITCHEN / DINING ROOM Tastefully fitted with a range of units under worktops with a 1.5 bowl sink and drainer inset. Appliances include a Rangemaster cooker with 5 ring electric hob, integrated dishwasher and fridge. Wood burning stove with cupboard to side.

UTILITY ROOM With further cupboards under worktops with a stainless-steel sink inset. Plumbing for a washing machine, space for a tumble dryer and fridge/freezer.

CONSERVATORY A charming room opening to the rear garden and countryside beyond.

SHOWER ROOM Recently updated with a stylish white suite comprising a WC, wash basin and tiled shower cubicle

BEDROOM 2 Outlook over the rear garden.

BEDROOM 3 Outlook over the rear gardens.

BEDROOM 4 Outlook to the front aspect.

BATHROOM Fitted with a WC, wash basin, tiled shower cubicle, and panelled bath.

First Floor

LANDING A spacious landing, currently used as an occasional study, leading to:

BEDROOM 1 A lovely, light, double-aspect room with extensive fitted wardrobes and far-reaching views.

BEDROOM 5 With outlook to the front and access leading through to:

STUDY/HOBBIES ROOM Overlooking the gardens.

BATHROOM Fitted with a WC, wash basin, and corner bath with shower attachment over.

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Outside

The property is accessed via a sweeping gravel driveway leading to a spacious parking area with potential for a garage (subject to planning). Currently, it features a **STABLE BLOCK** with three stables and a tack/store room, all with light and power. The gardens wrap around the property, offering panoramic views of open countryside. To the rear, a charming dining area is surrounded by well-stocked borders and enjoys a south-westerly aspect, perfect for alfresco dining. The remainder of the gardens is mainly lawned, with mature trees, shrubs, and a small orchard of apples and pears.

In all about 1.2 acres.

Material Information

SERVICES Oil fired central heating. Private Bore Hole water. Biosystem drainage and mains electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,702.08 per annum).

TENURE Freehold.

WHAT3WORDS purely.magical.buggy

EPC Band D.

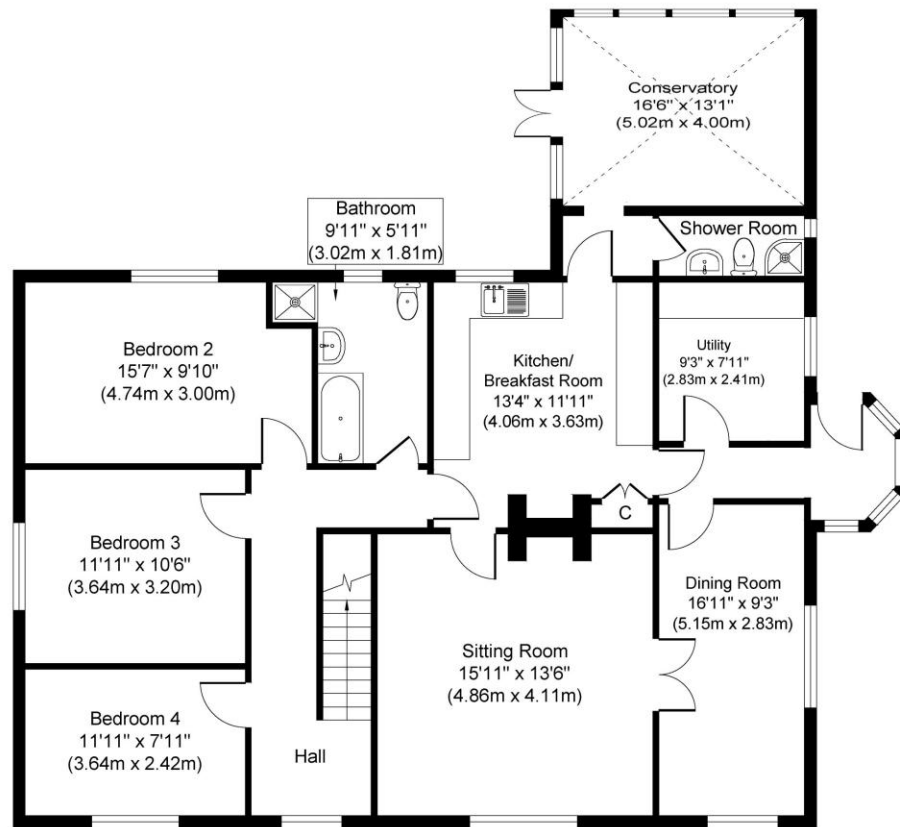
COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 13.27 mbps download, up to 16.70 mbps upload.

Phone Signal: Likely with all main providers.

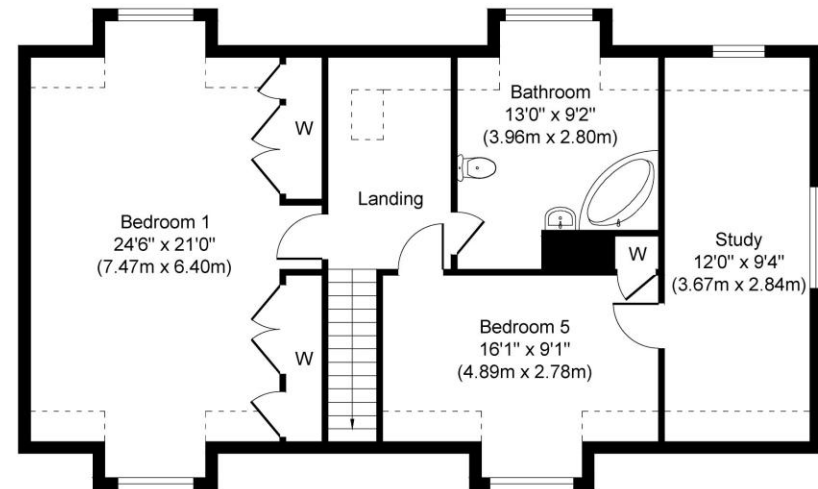
VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
1515 sq. ft
(140.76 sq. m)



First Floor
Approximate Floor Area
924 sq. ft
(85.84 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

