



DAVID
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**Southview, 3 Prickwillow Road
Isleham**



Southview, 3 Prickwillow Road, Isleham, Cambridgeshire, CB7 5RG

Isleham is a picturesque village situated approximately 6 miles from the famous horse racing town of Newmarket and 8 miles from the city of Ely. The village itself offers 3 pubs/restaurants, churches including The Arc one of the largest green oak self-build projects in the UK, local convenience store, a butcher's store and a large community centre called The Beeches which is a real hub of the village, often hosting events, community activities as well as having a bar and café. Isleham is renowned for its close community spirit along with superb open views and beautiful countryside as well as the tranquil Isleham Marina.

A rare opportunity to acquire a spectacular modern family home with exceptional equestrian potential. Set within approximately 5 acres (STS), and constructed by the current owners, this spacious 1,800 sq. ft. three-bedroom detached residence features an impressive open-plan kitchen/dining/family room, along with two additional reception rooms. Upstairs, there are three generously sized bedrooms, including a master with its own ensuite. Externally, the property sits on a beautiful 1.5-acre plot with outbuildings and landscaped gardens. A separate 3.5-acre plot, accessed via a farm track, backs onto the River Lark, offering privacy and stunning views.

A stunning 1,800 sq. ft. three-bedroom family home with equestrian potential, set within 5 acres (STS), featuring spacious living areas, landscaped gardens, outbuildings, a versatile paddock and riverfront views.

Ground Floor

ENTRANCE HALL With a porcelain tiled floor, oak glazed banister rising to the first-floor, window to the side aspect, storage cupboard housing underfloor heating manifold, and a door to.

SITTING ROOM A spacious room with windows to the front and side aspect and a glazed door leading back through to the hallway.

STUDY/PLAYROOM A versatile room with a window to the front aspect.

KITCHEN/FAMILY DINING ROOM The hub of the home, with a range of base and wall units complete with quartz worktops over. The space features a large island with breakfast bar and an integrated microwave. Further integrated appliances include double electric ovens, a gas hob, a fridge/freezer, dishwasher, and a sink with a mixer tap overlooking the rear garden. The room also has ample dining space ideal for entertaining. And it is complete with bifolding doors to the rear garden, porcelain tiled floors, as well as a window to the side aspect.

UTILITY ROOM A glazed door leading to the rear garden. The space is fitted with a number of wall and base units with worktops over, an inset sink, and plumbing for washing machine and tumble dryer, as well as additional space for a freestanding fridge freezer.

CLOAKROOM With porcelain tiled floor featuring WC and hand wash basin.

First Floor

LANDING With a skylight to the front aspect and an airing cupboard and doors leading to.

MASTER BEDROOM A spacious double with a large Juliet balcony over the rear aspect, with a dressing room area fitted with ample storage and a skylight to the front aspect. The space also features an ensuite, which is fully tiled on the floor and walls, featuring a shower, WC hand wash basin, heated towel rail, and skylight to the front aspect.

BEDROOM 2 A spacious double with fitted wardrobes and windows to the side and rear aspect.

BEDROOM 3 A spacious double with fitted storage either side of the bed as well as two skylights to the front aspect and a separate window to the side aspect overlooking the gardens.

FAMILY BATHROOM A fully tiled space with a soaking tub, separate shower cubicle, hand wash basin, WC, heated towel rail, and window to rear aspect.

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Outside

The property is approached via a sweeping gravel driveway that leads up to the front of the home, set within approximately 1.5 acres (STS) of beautifully tree-lined grounds. The rear garden features a landscaped paved patio, perfect for alfresco entertaining, with the remainder of the plot mostly laid to lawn, including a large **OUTBUILDING** with power and light connected, a **TOOL SHED** as well as a **POTTING SHED**. Just 200 meters away lies an additional 3.5-acre paddock, ideal for smallholding or equestrian use. The home enjoys a tranquil riverside setting, backing onto the serene River Lark.

Material Information

SERVICES: Air source heat pump heating. Mains water, and electricity and Private treatment plant drainage.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: D (£2,287.47 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed with brick skin construction, under tiled roof.

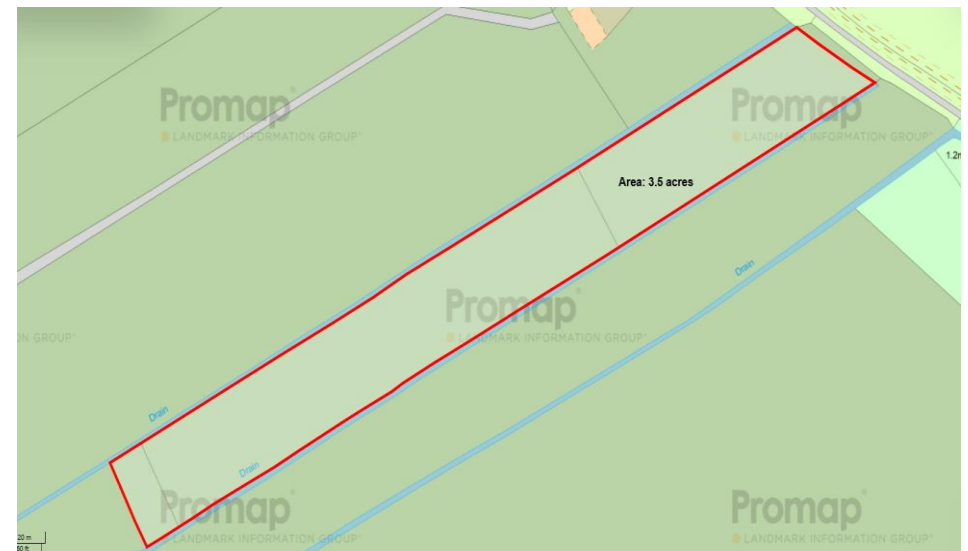
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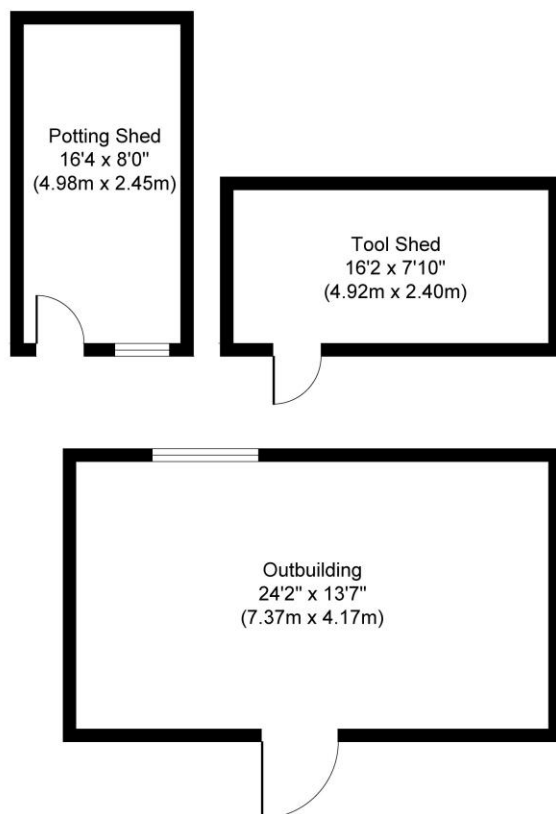
EPC Rating: Band B.

COMMUNICATION SERVICES: (Broadband): Yes Speed up to 1 Mbps download, up to 1 Mbps upload. Phone signal: Likely with all major providers.

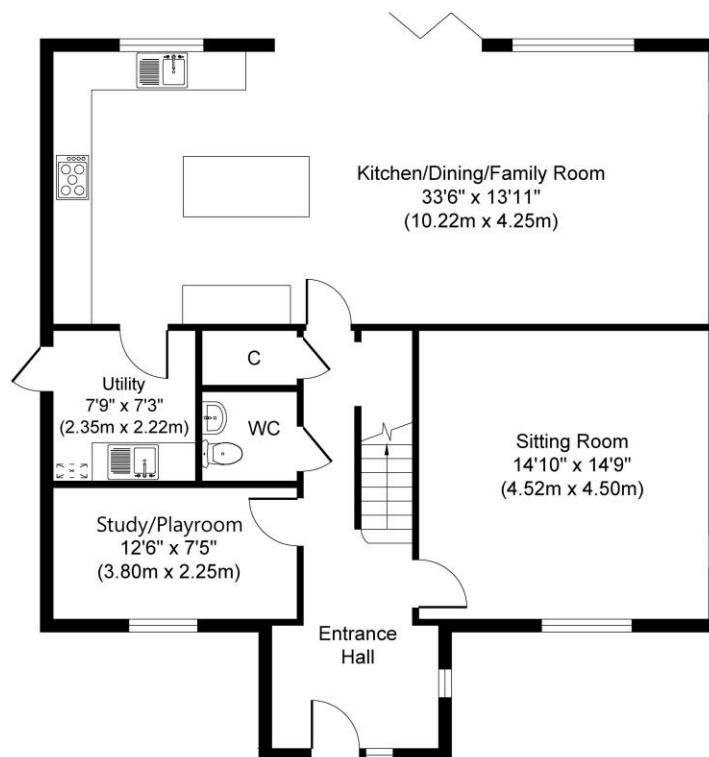
VIEWING by prior appointment only through David Burr estate agents.

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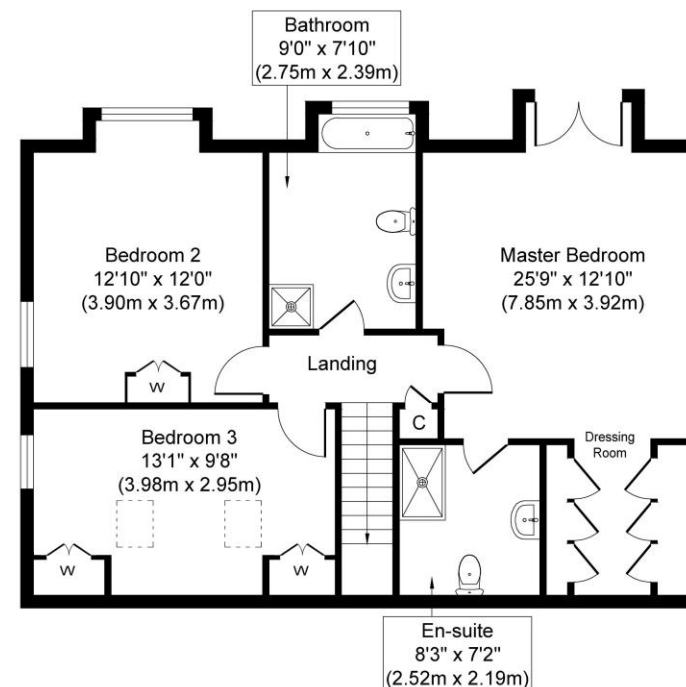




Outbuilding
Approximate Floor Area
589 sq. ft
(54.74 sq. m)



Ground Floor
Approximate Floor Area
1,030 sq. ft
(95.69 sq. m)



First Floor
Approximate Floor Area
792 sq. ft
(73.53 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.

