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Benwick Road, Doddington PE15 0WN

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3 Askham Row, Benwick Road Doddington PE15 0WN

A brand new executive detached residence on the attractive Askham Row development in Doddington. Currently under construction this is one of the last 3 houses on this exclusive development of just 10 properties. Spacious family home, situated on the fringe of this increasingly popular Fenland village, with field views to the front and rear, the location and position is delightful and viewing is highly recommend.

- Stunning Detached Residence
- UPVC Sash Windows and GCH
- Full Width, Open plan Living Space with Fitted Kitchen to The Rear with Tri-fold Doors to Garden
- Two with En-suites and Walk-in Dressing Rooms
- Over 3000sqft of Spacious Accommodation
- Sitting room, Study and Cloakroom
- Five Double Bedrooms
- Integral Double Garage

Guide Price: £575,000



The property has been built to a high specification, by a local and well respected builder with quality internal doors and fixtures and fittings throughout and benefits from quality UPVC double glazed sash windows and underfloor heating.

There is an inviting reception hall providing access to principal reception room with sash windows to front aspect, the entrance hall provides access to the downstairs cloakroom/w.c and opens up to the stunning open plan living space offering versatility depending on lifestyle. This space extends to the whole width of the property approximately 40ft and would be the hub of this impressive home with a pair of tri-fold doors opening up to seamlessly connect to the paved terrace and rear garden.

The kitchen has been fitted in a stunning range of matching wall and base units with soft close drawers and cupboards along with generous island with worktops over and fitted one and a half bowl sink unit and mixer tap. The island provides further useful storage and a breakfast bar ideal for everyday casual dining. Fitted appliances include twin eye level Neff ovens with matching 5 ring hob and extractor hood above. There is a separate utility room with further matching units housing wall mounted boiler. There is space and plumbing for washing machine and tumble dryer as well as fridge freezer and dishwasher. There is a third reception room situated off this space which could be used as a study or playroom.

A solid oak staircase from the entrance hall leads up to the first floor with feature landing, loft access and walk in airing cupboard housing tank.

The Principal suite is an impressive size with walk in dressing room which has been fitted with a good range of fitted hanging space and shelving. The en suite shower room has been fully tiled and comprises a double walk in shower cubicle, low level flush WC, panel bath, vanity wash hand basin, heated chrome towel rail and a window to the side.

Returning to the landing there is a further generous double bedroom with walk in dressing room and a fully tiled en suite bathroom comprising panelled bath, a double walk in shower cubicle, low level flush WC and vanity wash hand basin, heated chrome towel rail and a window to the side.

There are three further double bedrooms with all benefitting from double fitted storage cupboards and all enjoying views over the large rear garden and the fields beyond.

The fully tiled family bathroom is fitted in a stunning four-piece suite with low level WC, vanity wash hand basin, double corner shower cubicle and panel bath.

Externally, the property benefits from front garden laid to lawn with driveway providing parking for several vehicles leading to the double garage. There is secure gated side access leading to the rear garden. Integral double garage with electric up and over electric door, light and power.

The generous rear garden benefits from a paved terrace and is predominantly laid to lawn. The garden is not directly overlooked from behind and backs onto open fields.

This attractive property sits in a peaceful village location where the owners would enjoy views of the countryside on the edge of Doddington, not too far from larger towns such as March and Chatteris. The quiet village is served by a good range of local amenities including a primary school (recently classified as outstanding by Ofsted), charming public house, village store/post office, traditional fish and chip shop, surgery, and walk-in hospital. St Marys Church is in the heart of the village and dates back to the 16th Century.

The nearby towns of March and Chatteris offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf club.

March also benefits from its own train station, with regular services to Cambridge and Peterborough. For the London commuter, there are fast and regular mainline rail services from March, to London Liverpool Street and Kings Cross. The city of Ely is approximately twenty minutes away via car and has further excellent schooling, including the renowned King's School. Ely also offers a railway station with direct access to London Kings Cross in 1hr 20 mins. An alternative is the railway station at Huntingdon offering direct links to London Kings Cross via the fast train in just 48 mins.

In addition, commuting to the famous University City of Cambridge takes approximately forty-five minutes by car where there is comprehensive shopping, recreational and cultural facilities together with a full range of independent day and boarding schools including renowned prep schools such as St Faiths, King's College and St John's College Schools. Secondary schools include The Perse School Co Education, Perse School for Girls and The Leys"

TRAIN STATIONS

March 4.5 miles
Manea 5.2 miles
Whittlesea 8.1 miles

PRIMARY SCHOOLS

Lionel Walden Primary School 0.5 miles
Thomas Eaton Primary Academy 0.4 miles
Kingfield Primary School 1.3 miles
Kings Ely Private School 17.5 miles

SECONDARY SCHOOLS

Neale-Wade Academy 3.0 miles
Cromwell Community College 3.4 miles
Abbey College 7.3 miles





Askham Row, Benwick Road, Doddington

Approximate Gross Internal Area = 305.3 sq m / 3286 sq ft
 Garage = 31.2 sq m / 336 sq ft
 Total = 336.5 sq m / 3622 sq ft

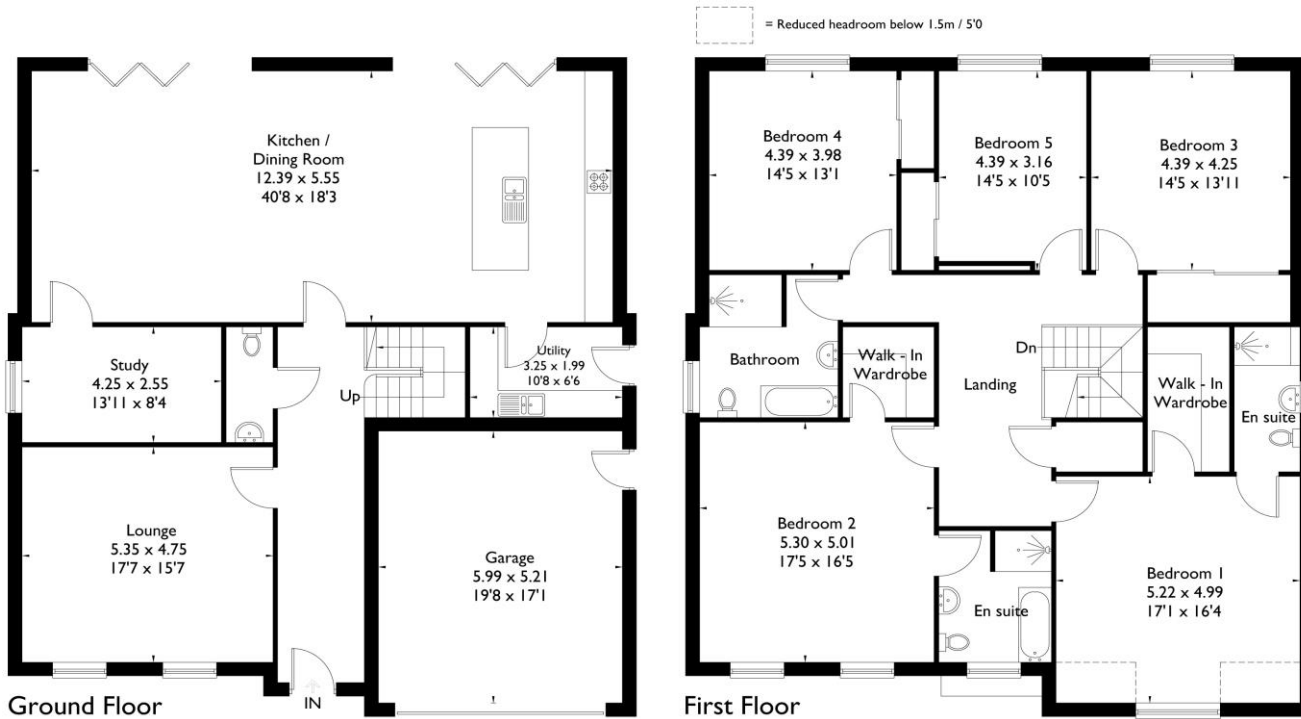


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AGENTS NOTE

Please note the images used for marketing purposes are CGI's or from the other completed plots on the development and layout is reversed from front location. Flooring is not included.

VIEWINGS

By Arrangement with Pocock & Shaw
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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

