



Grange Road, March, Cambridgeshire

GuidePrice: £630,000



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**GRANGE ROAD
MARCH
CAMBRIDGESHIRE
PE15**

A modern well laid out four bedroom house set in a good sized plot with parking, large garden, cart lodge, single garage, and land, in all extending to a total of 2 hectares (5 acres).

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £630,000

REF: C382

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is situated approximately 1.3 miles to the north west of Wimblington which offers three public houses, sports facilities/clubs including a golf club, and primary school.

With easy access to the A141 from the towns of Chatteris to the south and March to the North with mainline train services available from Ely and Peterborough.

DESCRIPTION

A modern well laid out four bedroom house (one bedroom on the ground floor) set in a good sized plot with parking, large garden, cart lodge, single garage, and land, in all extending to a total of 2 hectares (5 acres). The house and garden occupy a half acre (0.2 hectare) plot.

ACCOMMODATION

With double glazing throughout, a total of 289m² of accommodation split as follows:

Ground Floor

Hallway

Kitchen/Dining Area

7.06m x 5.67m

Fitted cupboards, central island, gas hob with overhead extractor fan, built-in oven, porcelain 1.5 single drainer sink unit, tiled floor, walk-in pantry, wood burning stove.

ACCOMMODATION

Ground floor continued...

Sun Room

5.95m x 3.97m

West/south west aspect, vaulted ceiling, French doors to front garden, tiled floor.

Lounge

5.95m x 3.99m

Wood burning stove, French doors to side/rear garden and terrace.

Study

2.5m x 3.1m

Bedroom Four

3.86m x 3m

Conservatory

5.07m x 2.24m

Cloakroom

W/C, bidet, wash hand basin and shower area.

Utility Room

3.04m x 3.03m

First Floor

Landing

Master Bedroom

5.69m x 3.85m

En-suite bathroom with claw foot bath, W/C and wash hand basin.

Dressing room measuring 3.10m x 2.63m.

Bedroom 2

5.72m x 3.88m

Dressing room measuring 3.07m x 2.5m

Bedroom 3

3.99m x 3.52m

Dressing room measuring 2.67m x 2.05m

Family Bathroom

Three piece suite with shower over bath.

OUTSIDE

Cart lodge (5.17m x 4.93m), single garage (4.93m x 2.38m) and store (4.93m x 1.68m).

Large established well maintained garden with terrace area.

Ample parking on gravelled area.

Land extending to approximately 1.82 hectares (4.5 acres) farmed on a traditional arable rotation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property. A new private drive was installed recently.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 3 September 2010 subject to an Agricultural Occupancy Condition. Condition two states:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, horticulture or in forestry as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him or her, or a widow or widower of such a person.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a private Klargestor system.
Central heating is underfloor and provided by oil.

Renewable Energy: A 2.5kwh solar array is installed to the south facing elevation of the roof.

ENERGY PERFORMANCE

RdSAP Rating: B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Fenland District Council
www.fenland.gov.uk
01354 654321

Council Tax Band E.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



IMPORTANT NOTICE

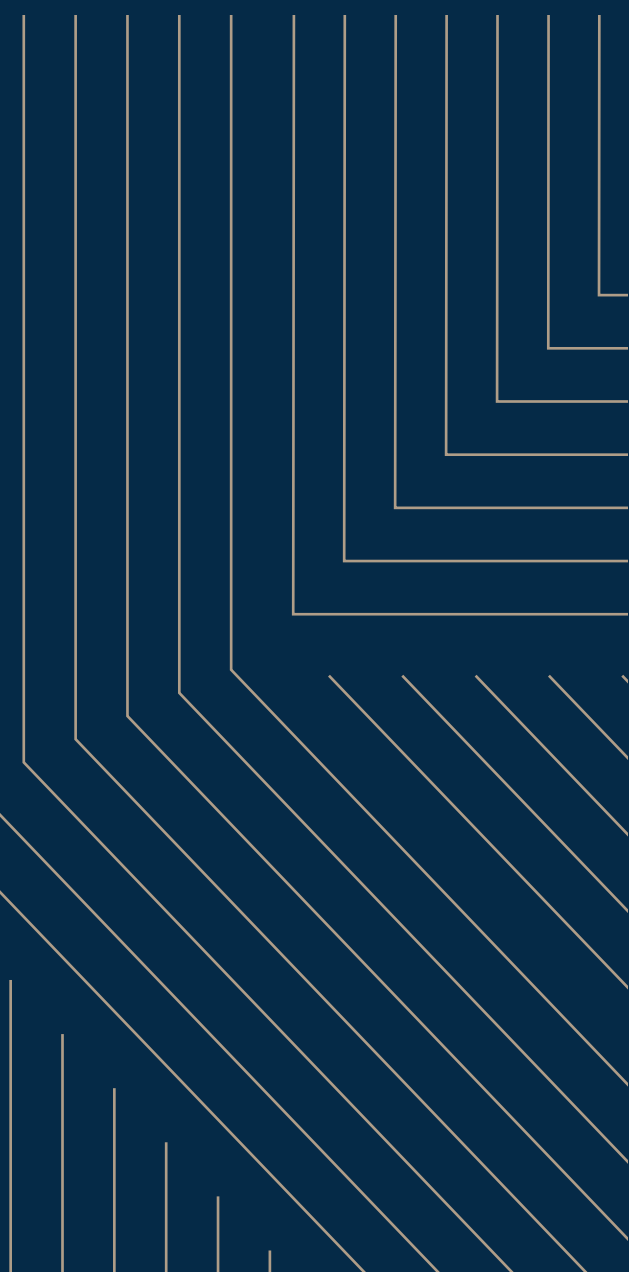
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