



Cawthorn Farm Stocking Drove, Chatteris  
**OIEO £450,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Semi-Rural Location
- Generous Plot
- Multiple Reception Rooms
- Panoramic Field Views
- Ground Floor Bathroom Plus First Floor Shower Room

## Ground Floor Entrance Hall

Stone tiled flooring, under floor heating, storage cupboard.

## Kitchen

Double glazed window to rear, stable door to garden, fitted with a matching range of base and eye level units and drawers, solid wood worktops, butler style sink with mixer tap, island unit with cupboards and shelving under, space for fridge/freezer, Space for range style cooker, stone tiled flooring and under floor heating open plan to:

## Dining Area

Double glazed bay window to side, fitted carpet, stairs to first floor and open plan to:



### Lounge

Double glazed window to front, fitted carpet, Multi fuel burner, radiator, and door to:

### Family Room

Double glazed window to front and side, fitted carpet, open fireplace with stone built surround, radiator and double doors to hall.

### Utility Room

Double glazed window to side, worktop with butler style sink and mixer tap, base unit under and tiled splashbacks, space and plumbing for washing machine, built in airing cupboard, stone tiled flooring, under floor heating and door to:

### Bathroom

Double glazed window to side, P shaped bath with shower over, wash hand basin with cupboard under and low-level WC, part tiled walls, heated towel rail, stone tiled flooring and under floor heating.

### First Floor

#### Bedroom One

Double glazed window to front and fitted carpet.

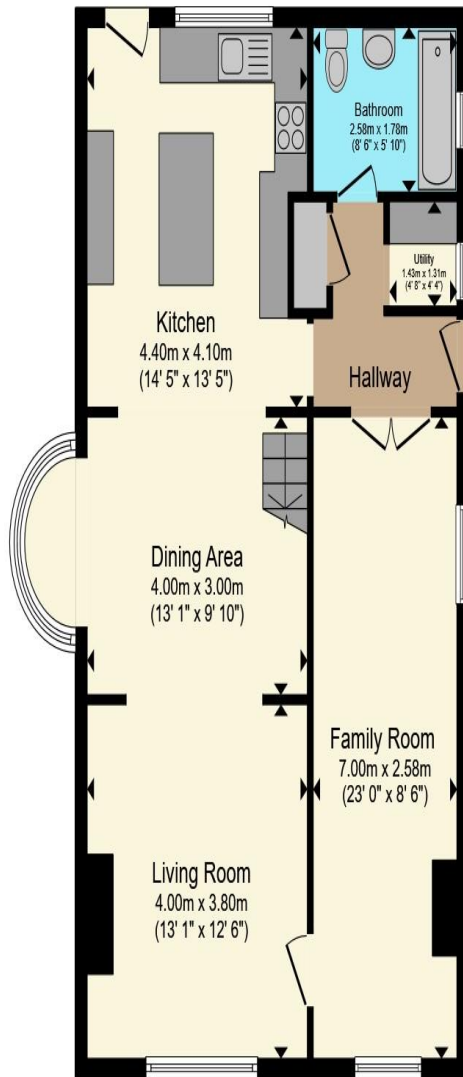
#### Bedroom Two

Double glazed window to rear and fitted carpet.

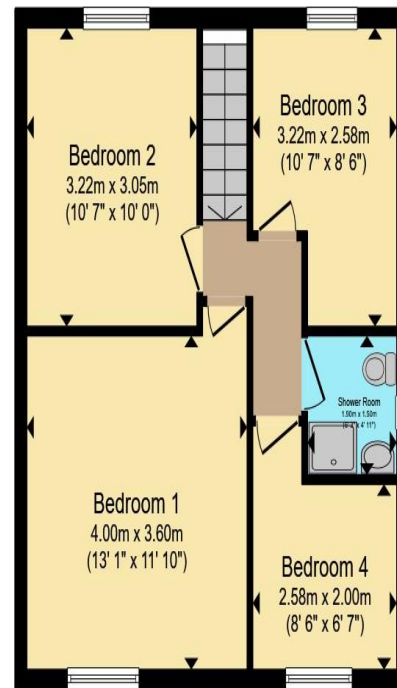
#### Bedroom Three

Double glazed window to rear and fitted carpet.





**Ground Floor**



**First Floor**

Total floor area 121.3 m<sup>2</sup> (1,306 sq.ft.) approx

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### Bedroom Four

Double glazed window to front and fitted carpet.

### Shower Room

Double glazed window to side, double shower with fitted electric shower, wash hand basin with cupboard under and mixer tap, low-level WC, part tiled walls and heated towel rail.

### Outside

Electric gate allows access to driveway leading to the side of the property and provides ample off-road parking. The front garden is mainly laid to lawn with mature borders and trees.

The rear garden has a paved patio area, perfect for entertaining, planted beds and is mainly laid to lawn. Timber shed.

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 [march@sharmanquinney.co.uk](mailto:march@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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