



Elm Close, Witchford, Ely

Guide Price £365,000 Freehold

4 bedroom semi-detached house for sale

Description

For sale by way of a conditional sale, Jukes Estate Agents are delighted to bring to market this superb chain free extended 4 bedroom 2 bathroom 2 reception room Semi Detached property in the highly sought after village of Witchford.

Nestled in the heart of Cambridgeshire, England, lies the picturesque village of Witchford. This small and serene hamlet, with a rich history dating back centuries, offers a unique and idyllic experience for those fortunate enough to call it home. In this article, we will take a closer look at what it's like to live in Witchford and explore the charm and character that make this village so special.

A Brief History

Witchford's history is as enchanting as its name suggests. The village's roots can be traced back to the Saxon period, and its name is thought to originate from the Old English words "wic" and "ford," meaning "the ford by the dwelling place." The village has evolved over the centuries but has managed to preserve its historic charm and character. As you stroll through Witchford, you can't help but feel the weight of its history.

Community and Spirit

One of the most defining features of Witchford is its strong sense of community and neighborly spirit. This village of approximately 2,500 residents maintains a close-knit atmosphere where everyone knows their neighbors and supports one another. Regular community



events, such as summer fetes, village fairs, and historical reenactments, bring the villagers together in celebration.

The Witchford Village Hall is at the heart of community life, hosting a variety of events and activities, from yoga classes and art exhibitions to local meetings and gatherings. It's a place where people come together, sharing their interests and passions, and building lifelong friendships.

Natural Beauty

Witchford is surrounded by stunning natural beauty that adds to the overall appeal of the village. The gently rolling Cambridgeshire countryside provides a picturesque backdrop for daily life. The nearby River Great Ouse, which meanders through the region, offers serene and peaceful walks along its banks, making it a favorite spot for both residents and visitors alike. Many residents take advantage of the beautiful countryside for activities such as cycling, jogging, and leisurely walks.

Education

For families living in Witchford, the village offers excellent educational opportunities. Witchford Village College, a comprehensive secondary school, provides high-quality education for children from the surrounding areas. The village also boasts a primary school, Witchford Rackham C of E Primary School, which has received praise for its inclusive and nurturing approach to learning.

Convenience and Amenities

Despite its peaceful and rural setting, Witchford is conveniently located just a short drive from Ely, a historic cathedral city. Ely provides a wide range of amenities, including shopping centers, restaurants, and cultural attractions, making it easy for Witchford residents to access everything they need for daily life.

Conclusion

Living in Witchford is an experience like no other. This charming English village combines history, community spirit, natural beauty, and modern amenities to create a harmonious and fulfilling lifestyle for its residents. The strong sense of community and the preservation of tradition make Witchford a place where people can truly enjoy the best of both worlds. Whether you're drawn to its rich history, picturesque landscapes, or the warm embrace of its community, Witchford offers a delightful and unique way of life that has enchanted its residents for centuries.

The property itself is located in a quiet close. Ely Station is just 3.7 miles away. With direct routes into London Kings Cross (75 mins), This property and surrounding properties have become a magnet for London & Cambridge commuters.

The property has a large resin drive capable of holding 3/4 vehicles. There are two front entrances to this property. Both have hallways. One allows access to the lounge, the kitchen, the downstairs cloakroom, and of course, the stairs.

The other allows access to the utility room, the kitchen, the dining room, and the fabulous rear garden.

The second reception room / office / study, is accessed from the lounge, and the conservatory is in turn accessed from the second reception room / office / study.

You can also access the garden via the conservatory and the dining room.

The downstairs cloakroom has a WC & hand basin.

The Lounge is large and has a super large window overlooking the front of the property. It also has laminate flooring. A door leads into the second reception room. This is where we get into the various ways this large family property can be configured.

Currently this room is set up as a home office. Originally the dining room, the uses of this space are many fold. It could be turned back into a dining area, kept as a home office / study, a snug, or reading room etc.

Sliding doors lead into the conservatory. It is a good size, and has double doors that open onto the garden. The garden of this property is beautiful and a large elevated pond (which can be left or got rid of) sits just outside the conservatory, making it a superb place to sit and watch the fish as well as the birdlife the frequents this lovely space.

The Kitchen, whilst not the biggest, is certainly not the smallest! It benefits from an integrated oven, electric hob (fully vented). Tiled splash backs, more cupboard and drawer space than you will surely need, a large stainless steel sink & drainer, a large window with cracking views into the garden, and spaces for a fridge and dishwasher. It has laminate flooring, and as a super bonus, a large pantry cupboard!

Through the kitchen, we find ourselves in the second hallway and front entrance. Here we find the utility room.

As utility rooms go, this is big! There are lots more cupboard and drawers, room for washing machine and tumble dryer, extra fridge freezer etc. I am told by the current owners that there are water and waste connections. So if you wanted to add a sink, it could be done. It could also be turned into a second kitchen if required.

Further down the hallway we find the dining room.

The Dining Room is a good size and currently houses a 6 seater dining table and chairs and there is still plenty of room for extra dining area furniture. There are double aspect windows overlooking the garden, and a door that allows access into the garden. It also has laminate flooring.

Before we venture upstairs, we visit this splendid garden.

It has been beautifully designed and maintained by the current owners. There are two ponds both stocked with fish that can stay or go as the new owners see fit. There is a decent size decked area for al fresco dining and entertaining. A good size lawn, and wonderful established flower beds with trees, shrubs and bushes a plenty. I see no reason why you would want to change the garden

because it is simply lovely! There is also a good size garden shed for storing all those garden essentials. Simply beautiful!

Upstairs we find 4 bedrooms, 3 of them doubles, 1 of them en suite, plus the family bathroom.

The master bedroom is a large double that has a large window overlooking the front of the property. It also has a fitted carpet.

The en suite is unusual in shape but works perfectly well. There is a shower, WC & wash basin.

Bedroom 2 is another large double with yet another very large window overlooking the green. It also has fitted wardrobes and a fitted carpet.

Bedroom 3 is yet another large double and yes, you've guessed it, it has a super large window overlooking the rear of the property.

There are fitted wardrobes and a fitted carpet.

Bedroom 4 is a large single bedroom. There is a good size window overlooking the front of the property, and it has fitted carpet.

The Family Bathroom has a bathtub & shower, a WC & washbasin. It has high grade vinyl flooring.

There is a brand new boiler in the airing cupboard.

The EPC rating on this property is C, and the owners were told that the only thing that could improve it was an upgrade in the loft insulation, and this has been done!

In conclusion we have this fabulous large 4 bedroom semi detached family home that is superbly located. There are many ways this property can be reconfigured, or it can be left exactly as it is now!

The current owners have lived in this property for over 30 years.

They tell me that their time here has been extremely happy. They love their home, and they love living in Elm Close because it has a fantastic community spirit.

However, the time has come for them to move on to the next chapter in their lives. This means that this property now awaits a new family to move in and make new happy memories. I feel sure that the lucky new owners will be as happy here as the current owners have been.

Council Tax Band: C

Tenure: Freehold

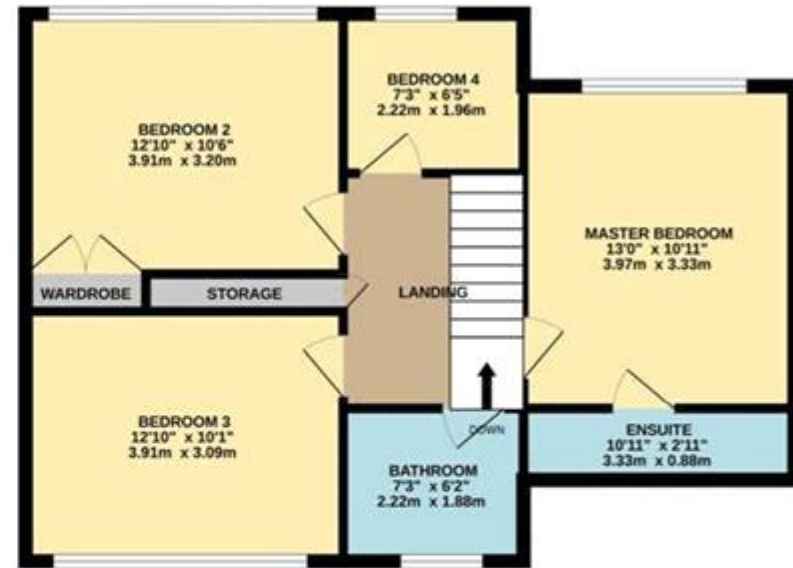
Tenure

Freehold

GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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