

A two-story brick house with a brown tiled roof and a tall chimney. The house has several windows with dark red frames. The front garden is covered in gravel and features a large green bush, a small white cat, and a large tree on the right. A satellite dish is visible on the side of the house.

EH

EXQUISITE
HOME

Property Features

- Built in 1984 by an architect who lived in the village, with the same owners for some thirty years
- Around 1,830 sq ft (170 sq m) of living space over two floors, in a generous plot
- Four double bedrooms, the principal with a refitted en-suite shower room
- Family bathroom with a bath and a separate shower
- Sitting room of almost 23 feet (6.95 m) with an open fire, and a separate dining room
- Kitchen with a five-burner gas hob and Belling range, plus utility room and cloakroom
- Ground-floor study that would make a fifth bedroom
- Private west-facing garden, kept organically for thirty years, with mature fruit trees
- Driveway for several cars, gated to both sides, and a double garage with electric doors
- Backing onto grazing land, in a well-served village a short drive from Ely





This house was built in 1984 by an architect who lived in the village, and has been in the same ownership for some thirty years, during which it has been carefully kept and improved. It stands in a generous plot, backing onto farmland currently used for grazing, with neighbours to either side, and has around 1,830 sq ft (170 sq m) of living space on two floors.

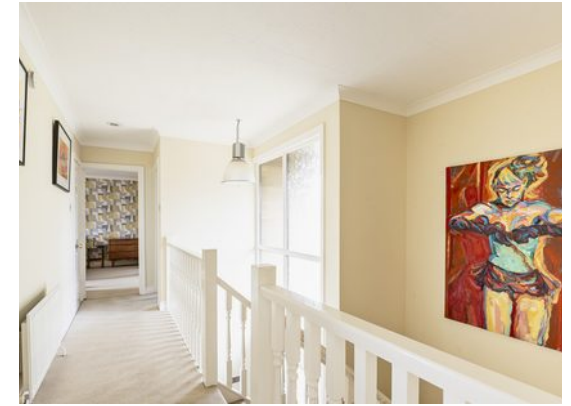
The front door opens into a good-sized hall with a cloakroom off it. The sitting room is almost 23 feet (6.95 m) long, with an open fire and French doors, and the separate dining room also has French doors; both sets were replaced in 2022. The kitchen has a five-burner gas hob and an electric Belling range, and leads through to a utility room with plumbing for appliances and the Worcester Bosch boiler. A study completes the ground floor and would work just as well as a fifth bedroom.

Upstairs, the landing has built-in cupboards and leads to four double bedrooms. The principal bedroom is about 15 feet (4.6 m) square and has a refitted en-suite shower room, and the family bathroom has a bath and a separate shower cubicle. The house has UPVC double glazing, installed in 2012, and gas central heating through radiators.

Outside, the rear garden faces west and is private and enclosed. It has been kept without chemicals for thirty years and has a lawn, a greenhouse and mature fruit trees: cherry, apple, pear, quince, greengage and cherry plum. At the front, the driveway takes several cars and leads to the double garage, which has electric doors, and gates were added to both sides of the house in 2024. It is a house for a family who want room inside and out, within easy reach of Ely and Cambridge.













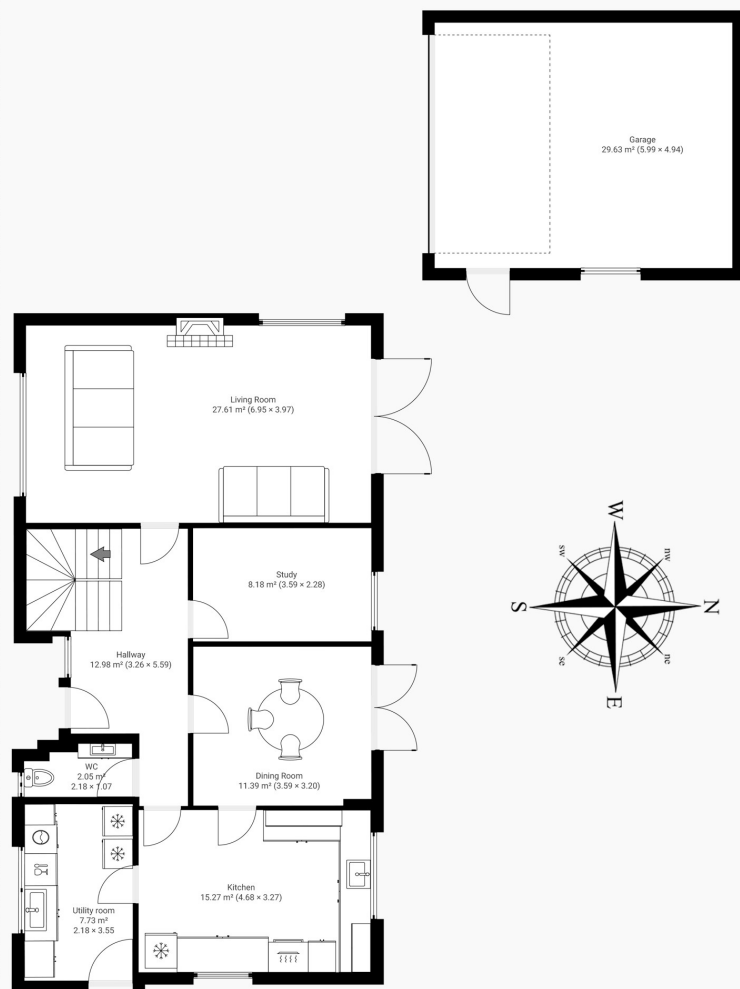
Little Downham is a well-served village a short drive from Ely, with a primary school (Downham Feoffees Primary Academy), a convenience store, a café, a hairdresser, an equestrian centre and two pubs. There are railway stations at Ely and Littleport, and Ely College is close by.

Council tax band F (East Cambridgeshire). EPC rating D.



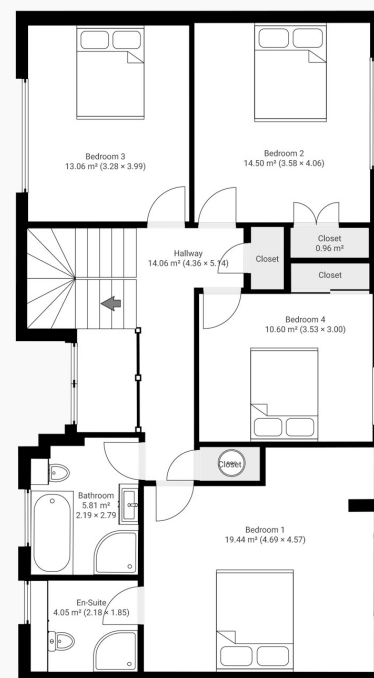
▼ Ground Floor

TOTAL AREA: 114.79 m² • LIVING AREA: 85.16 m² •



▼ 1st Floor

TOTAL AREA: 84.92 m² • LIVING AREA: 84.92 m² •



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Exquisite Home is a trading name of Exquisite Homes (Cambridge) Limited, registered in England and Wales, company no. 14517693.





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