



## KNIGHTS END ROAD, MARCH, CAMBS, PE15 9QA

- March Train Station - approx. 2.2 miles
- High Street - approx. 1.2 miles
- Cambridge - approx. 30 miles

17th Century • Characterful property • Two-acre plot  
• Potential for development • Secluded location •  
Commutable to Cambridge • EPC rating C

### DESCRIPTION

Upon entrance, you will be captivated by the charm and character of this historic home. The rear entrance opens into a vibrant kitchen, setting a warm and welcoming tone. The heart of the home is the expansive open plan living and dining area, perfect for entertaining and family gatherings. A delightful sunroom extends from this space, flooding the interior with natural light and offering seamless access to the beautiful grounds.

The rear of the property hosts a range of versatile spaces, including a utility room with a downstairs W/C, a gym, office space, and an orangery. A spacious workshop (18.23 x 10.23 sq.m) provides ample storage and holds potential as a commercial garage or workspace for home-based business ventures. Additionally, the large double garage offers room for two cars and extra storage.

Upstairs, the property boasts three well-appointed bedrooms. The principal bedroom features an ensuite bathroom. Two additional good-sized bedrooms and a family bathroom complete the upper level, ensuring comfort and convenience.

**WELCOME TO THIS EXQUISITE, DETACHED BARN CONVERSION, A RARE GEM NESTLED IN THE PICTURESQUE FENLAND MARKET TOWN OF MARCH, JUST AN HOUR NORTH OF CAMBRIDGE.**



## OUTSIDE

The exterior of this remarkable property is equally impressive, with two acres of land offering substantial opportunities. Whether you envision developing part of the plot or creating a dream equestrian setup, the possibilities are endless. The property also has current planning permission for a three room annexe with bathroom, adding to its appeal and potential.

## LOCATION

Located in the tranquil town of March, this property combines rural serenity with convenient access to the vibrant city of Cambridge or town of Ely. Enjoy the best of both worlds with stunning countryside views and the cultural and educational opportunities of a nearby city.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains' services provided

**Local Authority:** Fenland District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



## Knights End Road

Approximate Gross Internal Area = 4941 sq ft / 459 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	76	83
<b>C</b>		
(56-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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