



## Rhonda Park, Wimblington

**Price: Freehold £750,000**

- Stunningly Spacious Family Home
- 1 Bedroom Annexe
- Newly 19ft Fitted Kitchen And Bathrooms
- Extremely Generous Sized Plot
- Five Reception Rooms
- Gated Entrance Leading To Off Road Parking And DOUBLE Garage

EPC Rating: Awaited



Wimblington is a small village in Cambridgeshire with a proud record of winning the "Best Kept Village" award no less than nine times!

The nearby A141 allows easy access into March, Cambridge and Ely, alternatively joining up with the A47 which gives links to Peterborough and Norfolk. March train station also provides easy access to Peterborough, Cambridge and Norwich.

This popular village has everything you need including the Thomas Eaton Primary School, Skylark Garden centre with its annual maize maze, plus a local shop and post office.

Within the village is Parkfield Sports Club which has a range of football teams, cricket teams, archery and netball teams, plus tennis courts and a multi-purpose function room. There is also another sports field in Wimblington for football which also has a children's playground.

You can enjoy a scrumptious meal at the local village pub; The Anchor, and then maybe afterwards take a gentle stroll to see the picturesque St Peters Church.

Entrance Hall 4.04m x 4.40m (13'3" x 14'5")

Downstairs WC 1.07m x 2.18m (3'6" x 7'2")

Lounge 5.36m x 5.84m (17'7" x 19'2")

Family Room 4.65m x 8.05m (15'3" x 26'5")

Kitchen 5.79m x 6.38m (19' x 20'11")

Dining Room 5.31m x 5.84m (17'5" x 19'2")

Utility Room 4.60m x 3.20m (15'1" x 10'6")

Office 3.68m x 2.16m (12'1" x 7'1")

Downstairs WC 1.6m x 0.81m (5'3" x 2'8")

Gym Room 4.27m x 4.90m (14' x 16'1")

First Floor Landing

Master Bedroom 5.16m x 4.24m (16'11" x 13'11")

En-Suite 2.62m x 1.98m (8'7" x 6'6")

Bedroom Two 4.65m x 4.60m (15'3" x 15'1")

En-Suite 2.34m x 1.93m (7'8" x 6'4")

Bedroom Three 5.28m x 4.67m (17'4" x 15'4")

Bedroom Four 4.60m x 3.23m (15'1" x 10'7")

Family Shower Room 3.63m x 2.64m (11'11" x 8'8")

Annexe (Stairs Leading up to)

Open Plan Lounge/Kitchen 8.84m max x 3.33m max (29' x 10'11")

Bedroom 3.28m x 2.79m (10'9" x 9'2")

Bathroom 2.74m x 1.96m (9' x 6'5")

Double Garage

Front Garden

Wall and gated entrance, block paved driveway, electric car charging point, side access

Rear Garden

Two Ponds, large patio area with the remainder of the garden laid to lawn, various plants, trees and shrubs, raised flower/vegetable beds



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC204155 - 0003



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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