



Pingle Wood Row, Manea, March
£600,000 **Freehold**

**Sharman
Quinney**

Key Features

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- No Onward Chain
- Scope for Improvement with Fantastic Potential
- Peaceful Village Location
- Self-Contained Annex
- Walking Distance to Local Amenities including Shops and Schools

Ground Floor

Upon entering, you are greeted by a spectacular entrance foyer, immediately creating an impressive sense of scale. Floor-to-ceiling, two-storey windows to the front flood the entrance with natural light and provide a striking first impression. From the foyer, stairs lead both down to the basement level and up to the first floor.

The impressive kitchen/diner forms the heart of the home, providing a vast and sociable space ideal for family life and entertaining. The kitchen is centred around a large island, creating an excellent focal point while offering generous preparation and seating space. Expansive bi-folding doors open directly onto the enormous rear garden, creating a seamless connection between the indoor and outdoor entertaining spaces.

A separate, generously proportioned living room provides a more private area in which to relax, with French doors opening onto the rear garden and



offering wonderful views across the grounds and surrounding fields.

Also accessed from the kitchen is the entrance to the annex accommodation, also with its own entrance from the front of the property. The annex hallway provides access to a WC, a separate lounge and the integrated double garage. Stairs lead to two excellent bedrooms, both benefiting from their own private en-suite bathrooms, making the annex ideal for multi-generational living, dependent relatives, older children or guests.

Basement

The property also benefits from an exceptional full basement level, providing a collection of highly versatile rooms and an impressive amount of additional usable space.

The basement includes a dedicated plant room, housing the utilities and essential systems serving the property, along with a separate laundry room providing excellent practical space for washing and household storage.

There is also a large private gym, providing the perfect opportunity to create a dedicated home fitness suite without compromising any of the main living accommodation.

Completing the basement is a fantastic cinema room, offering the ideal setting for movie nights, watching sporting events or entertaining friends and family. The combination of the gym, cinema, laundry and utility areas makes the basement a particularly impressive addition to an already substantial home.

First Floor

Providing a further four generous bedrooms, offering excellent space for a large family. These bedrooms are served by an impressive family bathroom featuring a luxurious four-piece suite, including a freestanding





Total floor area 430.8 m² (4,638 sq.ft.) approx

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bathtub, providing a beautiful space in which to relax and unwind.

Top Floor

The top floor offers a further two substantial bedrooms, along with a Jack and Jill-style en-suite bathroom. This entire level provides exceptional flexibility and could easily be transformed into an impressive principal bedroom suite, with the additional space allowing for a private sitting area, dressing room, home office or other bespoke use.

Outside

Externally, the property continues to impress. The front provides a substantial amount of off-road parking, ideal for a large household with multiple vehicles, together with direct access to the integrated double garage.

To the rear is a truly massive, fully enclosed garden, predominantly laid to lawn and offering an exceptional amount of outdoor space. There is ample room for children to play, entertaining, outdoor dining, landscaping or simply enjoying the peaceful surroundings.

The garden also benefits from far-reaching views across the adjoining fields, creating a wonderful rural outlook and adding to the property's impressive sense of space, privacy and tranquillity.

Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

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