



**Holton House, Fordham Road, Soham CB7 5AQ**

**Guide Price £795,000**

**MA**  
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# Holton House, Soham CB7 5AQ

An exceptional Georgian-style period residence, set within magnificent mature walled gardens and offered to the market with no onward chain.

This charming and substantial home has been sympathetically enhanced by the current owners, seamlessly blending timeless character with considered modern improvements. Elegant, well-proportioned rooms are complemented by high ceilings and an abundance of original period features, creating a home of undeniable charm and distinction.

The accommodation is both generous and beautifully balanced, comprising an impressive, light-filled entrance hall, refined living and dining rooms, and a thoughtfully refitted kitchen/breakfast room designed for contemporary living. Additional practical spaces include a utility room and boot room. The property further benefits from four principal bedrooms and a stylishly refitted family bathroom.

Externally, the home is enveloped by superb, mature walled gardens, thoughtfully landscaped and richly stocked, offering a high degree of privacy and a picturesque setting. Further features include a car port, garage, and ample off-road parking.

## Entrance Hall

Stunning, welcoming entrance hall with a curved staircase leading to the first floor landing. Doors leading to the kitchen, living room, dining room and shower room.

## Kitchen

13'7" x 11'11"

Country style fitted kitchen with a range of eye and base level storage with wooden worktop over and attractive tiled splash backs. Ceramic 1 1/3 bowl sink and drainer with mixer tap over. Space within the alcove for a large range style cooker, attractively tiled splash backs. Space for fridge/freezer. Space for dining table. Dual aspect windows. Quarry tiled flooring. Doors leading to the entrance hall and inner lobby.

## Dining Room

19'5" x 15'4"

Delightful, spacious dining room with large bay window to the side aspect. Focal fireplace with a marble surround and mantel with a tiled hearth. Radiators. Door leading to the entrance hall.

## Living Room

15'1" x 14'4"

Charming, well presented living room with a large bay window to the front aspect. Focal feature fireplace with a marble surround and mantel, tiled hearth, currently fitted with a wood burner stove. Arched alcoves wither side with built-in storage and shelving. Built-in storage cupboard. Radiator. Door leading to the entrance hall.

## Inner Lobby

With doors leading to the kitchen and second utility room. Dual built-in storage cupboards. Large walk-in pantry cupboard. Attractive tiled flooring. Radiator. Door leading to the garden.

## Utility

9'9" x 6'11"

Fitted with a range of base level cupboards with work top over, tiled splash backs. Wall mounted butler sink with tap over. Space and plumbing for washing machine. Tiled flooring. Window to the rear aspect. Door leading to the second utility room.

## Utility

16'7" x 6'6"

Fitted with a range of eye and base level cupboards with work top over, tiled splash backs. Large built-in pantry cupboard. Tiled flooring. Velux window. Half glazed door to the inner lobby. Door to the utility room.

## Shower Room

Modern, period style white suite comprising low level WC, bidet, pedestal hand basin and generous walk-in shower. Beautifully tiled. Period style radiator. Internal window to the utility. Door leading to the entrance hall.

## First Floor Landing

Light, generous galleried landing with door leading to all bedrooms and bathroom. Window to the front aspect. Stairs leading to the entrance hall.

## Bedroom 1

15'8" x 15'2"

Beautiful, spacious bedroom with window to the side aspect. Dual built-in, full height wardrobes. Radiators. Door leading to the landing.

## Bedroom 2

15'6" x 14'2"

Delightful, light spacious bedroom with a range of built-in wardrobes and storage cupboards. Window to the front aspect. Radiator. Door leading to the landing.

## Bedroom 3

13'7" x 9'7"

Spacious, light bedroom with window to the side aspect. Built-in storage cupboard. Radiator. Door to the landing.

## Bedroom 4

13'7" x 12'6"

Spacious, light bedroom with window to the side aspect. Built-in storage cupboard. Radiator. Door to the landing.

## Bathroom

Modern white suite comprising low level WC, pedestal period style hand basin and bath. Period style radiator. Beautifully tiled. Obscured window. Velux window. Door to the landing.

## Workshop

10'11" x 7'6"

With pedestrian door leading to the garden.

## Garage

17'9" x 7'8"

With up and over door leading to the driveway. Pedestrian door leading to the front garden. Carport to the side.

## Outside

A gravelled driveway leading to both the garage and carport, providing off road parking. Further gravelled access is accessed via a 5-bar wooden gate, leading to the front door and side open porch with door leading to the inner lobby.

The delightful walled gardens are mainly laid to lawn with a huge array of established beautiful trees, fruit trees, shrub and flower planting throughout. Charming brick built open garden room.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type -

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 190 SQM

Parking – Driveway, carport & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

- Superb Period Detached House
- Charming Accommodation Throughout
- Country Style Kitchen
- Delightful Reception Rooms
- Four Spacious Bedrooms
- Period Style Bathroom
- Delightful Established Gardens
- Driveway & Garage
- NO CHAIN
- Viewing Highly Recommended

Approximate Gross Internal Area 2225 sq ft - 207 sq m  
(Excluding Garage)

Ground Floor Area 1235 sq ft - 115 sq m  
First Floor Area 990 sq ft - 92 sq m  
Garage Area 138 sq ft - 13 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower CO2 emissions	(95-100) A		
(85-94) B			86
(65-84) C			
(55-64) D			85
(35-54) E			
(15-34) F			
(1-14) G			
MIA MORRIS ARMITAGE			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very low environmental impact - lower CO2 emissions	(95-100) A		
(85-94) B			
(65-84) C			
(55-64) D			
(35-54) E			
(15-34) F			
(1-14) G			
MIA MORRIS ARMITAGE			
England & Wales		EU Directive 2002/91/EC	

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