



STAGS HOLT FARM, COLDHAM BANK, PE15 0BS

PRICE GUIDE: £600,000

GAVIN HUMAN

POWERED BY
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CAMBRIDGE ESTATE AGENT

Welcome to Stags Holt. It's never been easier to have it all: a peaceful retreat with all the modern luxuries and technology. And all just a few miles from a market town and amenities.

This stunning single dwelling home is situated on a brand new farm development just 4 miles from the market town of March. Whilst the eye-catching views over the Fens in all the principal rooms are the headline attraction; the supporting cast of exceptional extras mean this crowd pleasing home will be a blockbuster hit.



- Stunning views in peaceful location
 - 3 bedrooms
 - Finished to exceptionally high standard
 - Superfast fibre broadband
 - EV Car charging point
 - CCTV and burglar alarm
 - Double carport
 - Enclosed private garden
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Entrance hall.



Sitting room.



Sitting room.



Kitchen.



Master bedroom with dressing room and en-suite

Bedroom Three with built in double wardrobe



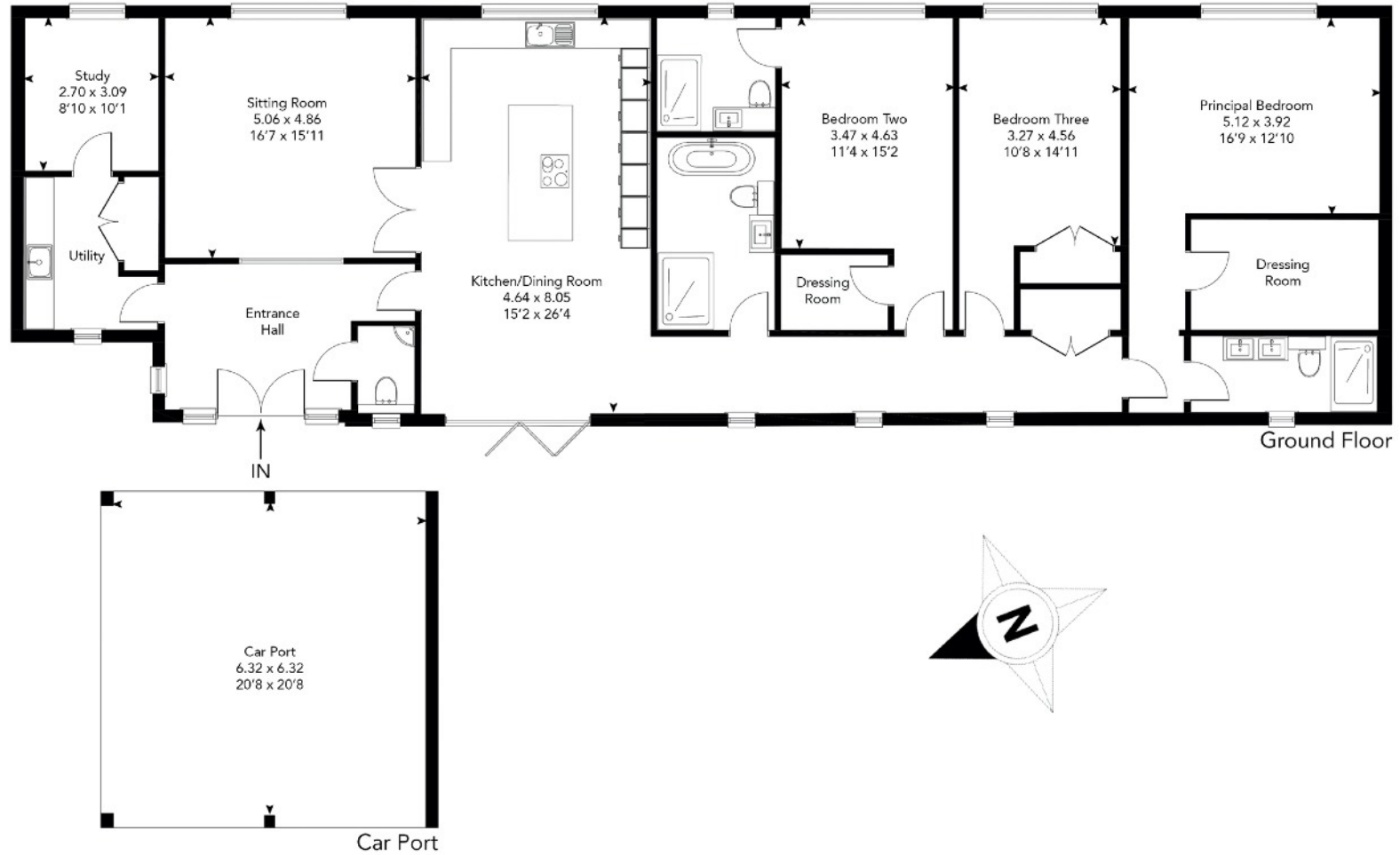
Bedroom Two with dressing room and en-suite

Hallway





Approximate Gross Internal Area = 213 m² / 2293 ft²
Car Port = 45 m² / 484 ft²
Total = 258 m² / 2777 ft²
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Single Storey Dwelling
Bedrooms	Three
Council Tax	B
Square footage	2293 square feet (approximately)
EPC Rating	TBC
Age	New build
Last sold date	N/A
Title Number	CB149158
Plot size	TBC
Heating	Ground source heat pump
Tenure	Freehold

LOCAL AREA

Local Authority	Fenland District Council
Flood Risk River & Seas	No
Flood Risk surface water	Very low
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	TBC mbps
Superfast	TBC mbps
Ultrafast	TBC mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes

Mobile Signals (based on calls indoors)

EE	Amber
3 (Three)	Amber
O2	Red
Vodafone	Red

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

March	2.04 miles
Manea	3.57 miles
Peterborough	20.1 miles

Trunk Roads/Motorways

M11 J14	24.32 miles
M11 J13	25.76 miles
M11 J12	27.32 miles
M11 J15	19.58 miles

Airports/Helipads

Cambridge Airport	25.99 miles
Stansted airport	48.32 miles

TRANSPORT (LOCAL)

Bus stops

March Road	0.78 miles
Station Road	1.42 miles
The Forge	1.05 miles

SCHOOLS

Primary

All Saints Interchurch Academy	2.21 miles
Westwood Primary School	2.52 miles
Guyhirn CofE VC Primary School	2.99 miles
Burrowmoor Primary School	3.02 miles

Secondary

Neale-Wade Academy	3.49 miles
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10 year history of average house prices by property type in PE15

Detached	+84.97 %
Semi-Detached	+82.19%
Terraced	+74.93%

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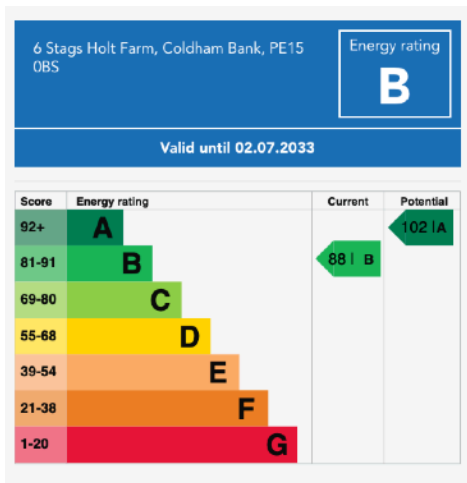
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