



Southea Grange

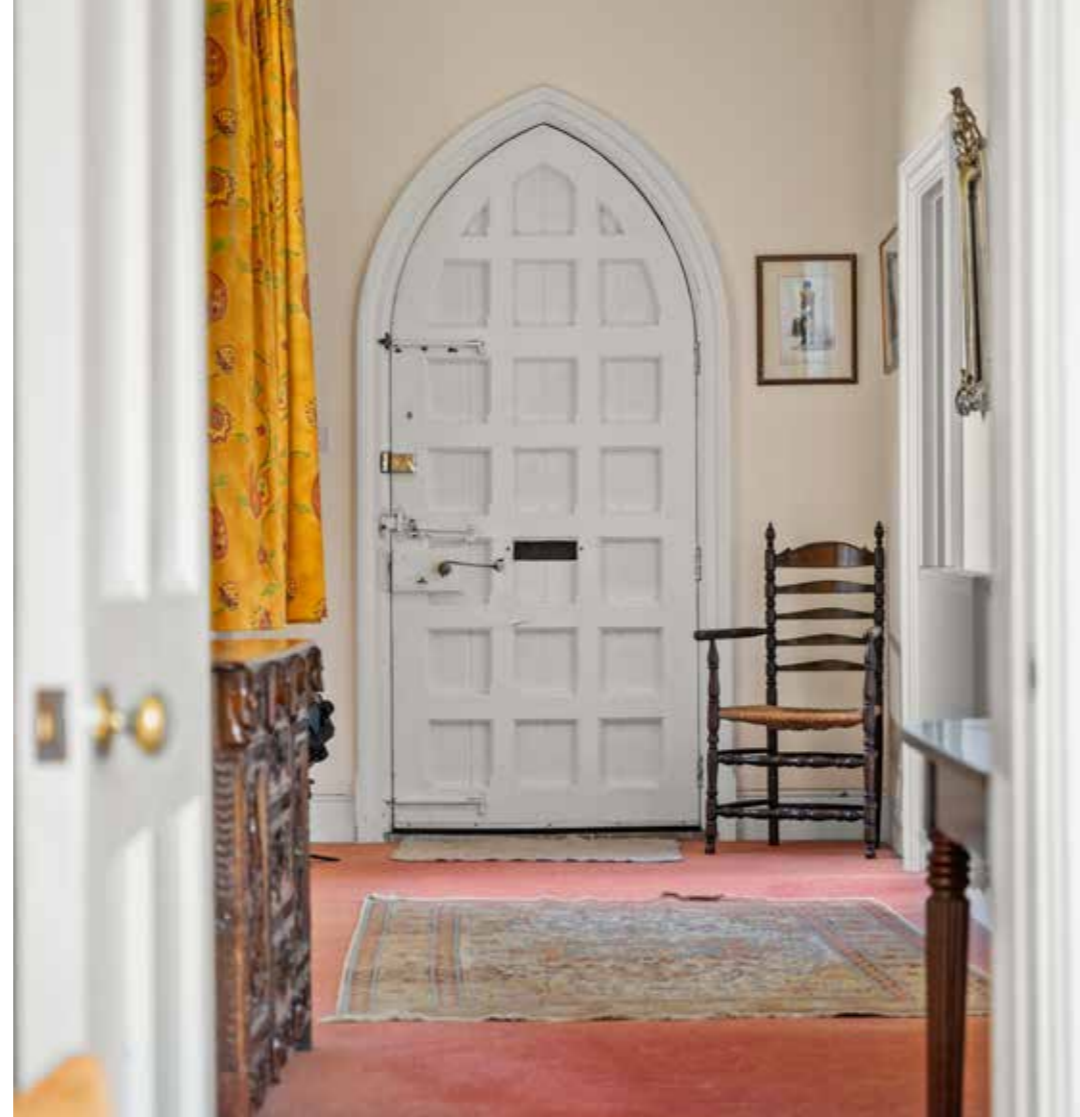
Main Road | Parson Drove | Cambridgeshire | PE13

FINE & COUNTRY

KEY FEATURES

- A Delightful Victorian Former Vicarage in a Village Location
 - Built of Red Brick with Central Bay Under a Slate Roof
 - Entrance Hall, Drawing Room, Living Room, Study and Dining Room
 - Kitchen / Breakfast Room, Utility Room, Downstairs WC and Cellar
 - Seven Bedrooms, One with En Suite, a Family Bathroom plus a WC
 - Outdoor Heated Swimming Pool and an All-Weather Tennis Court
 - Large Lawns, a Variety of Mature Trees, Plot Size Circa 0.65 Acre (STMS)
 - Enclosed Courtyard, Brick Storages, Pool House and a Timber Storage Shed
 - Total Accommodation of Main House (Excluding Cellar) Extends to Approximately 3978 Sq.Ft.
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An extremely fine, substantial, former Victorian vicarage which offers a superb lifestyle in a secluded village setting. It lies in a Conservation Area around 14 miles northeast of Peterborough and 8 miles west of Wisbech. Despite the size - no less than four generous reception rooms and seven double bedrooms laid out over three floors - it exudes comfort and homeliness. Outside, a large, partially walled garden provides an expansive lawn, a heated outdoor swimming pool and a hard tennis court.

A highly sought after independent school, Wisbech Grammar, is only 7 miles away for exceptional education at both Junior and Senior level. There is also a state primary school in the village with an Ofsted rating "Good".

Road and rail links are excellent with March only a 15 minutes drive away where direct trains go to Cambridge and to Stansted Airport. Peterborough and the A1 are around

a half hour drive away where fast trains to London King's Cross take around 45 minutes. There are also connections to many other cities such as Birmingham and Edinburgh making this a feasible location for commuting and travelling elsewhere. The beautiful North Norfolk coast is only a 50 minutes drive away making it easily accessible.

This once-upon-a-time, quintessential English vicarage, hidden behind hedging and mature trees, is approached up a drive and through gates onto a gravelled area to the side of the house. On a blissfully warm summer's day, the handsome façade is bathed in sunshine, the vast lawn stretching into shade under the surrounding trees. "It's been the most wonderful family home; there is something very homely about it even though it is a big house," say the owners who have lived here for almost 24 years. "It's quite a prominent property in the village having been the vicarage for so long. We were the first owners since The

Church and it is warmly remembered by many locals. For a long time the church fetes continued to be held in our garden which we loved being involved in."

Southea Grange was built in 1872, a year after the creation of its neighbouring Church of Emmanuel, for which it served. Quaintly this date is embossed on the decorative cast iron rain hoppers. The very handsome property in red brick inlaid with black detailing, under a slate roof, has a prominent bay to the front. Perhaps thankfully for any owner, the house is not listed; none-the-less it displays many fine features with its gothic-arched entrance door, high ceilings, tall sash windows, internal shutters, deep skirtings, picture rails, sculpted cornices and period fireplaces. Many of the rooms are dual aspect, the large, timber sash windows allowing in a great deal of light.

Stepping from the entrance porch through an impressive, riveted, arched front door, you enter a carpeted hall with the stairs ascending on one side and doors that lead into two large receptions rooms on the other and a further room at the end. First, a generous study, then two almost 20 foot long sitting rooms, both with log-burners in their fireplaces and working shutters flanking the windows. The middle room benefits from a beautiful, big bay with French doors onto the garden.

Leading on through into an inner hall, a door opens to steps down to a sizeable cellar with separate wine store within. Beyond this, the downstairs WC, opposite which is the dining room and kitchen each linked via a tall archway. The fitted kitchen incorporates a Rangemaster cooker and has space for a table in the middle. Views over the garden are on one side and into a courtyard on the other; a door opens into a rear lobby where you find a utility room and a door onto the courtyard.

Returning to the hall, the stairs are a spectacular feature as they rise and turn, dividing in the middle onto two separate landings, before continuing all the way to the very top. The first floor accommodates four bedrooms, three especially commodious, one benefitting from an en suite bathroom, another enjoying the bay over the garden. A family bathroom, also with bath and separate shower, is at the end of one landing and a handy extra WC is at the end of the other. There is an extraordinary amount of storage in the property with walk-in eaves storage on both the first and second floors along with a number of built-in cupboards and bookshelves.

The top floor provides three more double bedrooms and another WC, all with character with their sloping ceilings. The one in the bay particularly impressive with its central dormer window and enveloping faceted walls.















In winter, the house is cosy, the wall-to-wall carpet welcoming you in the moment you step through the door and the log-burners blazing in the two reception rooms. However, in summer, the place comes into its own with its beautiful, private garden enclosed by walls on two sides and the sunny courtyard at the back with its two useful brick storerooms. "You feel as if you're in the Mediterranean here; it's such a sun trap and lovely to sit and see the rest of the garden through the archways," enthuse the owners. "It's a fantastic house for entertaining. We have had lots of parties, once covering the courtyard with a canopy where we had a friend's band playing and of course the pool has always been a great asset. It's also a superb place to work from home." As she says this, one of their daughters, who is working from home, dives into the pool in her lunch break!

The heated swimming pool is 10 by 5 metres and has a depth of 4'6" throughout. It was installed by the owners who also added the well maintained hard tennis court which has a high wall on two sides and thick hedging along one end, both features being invaluable to all the family and their friends. The garden is fully enclosed and secure for dogs and relatively low maintenance, largely mowing the lawn and trimming the hedges. A brick pool house and timber shed offer further garden storage. The drive is a convenient in-and-out arrangement with a second pair of gates opening onto a shared drive beside the church.

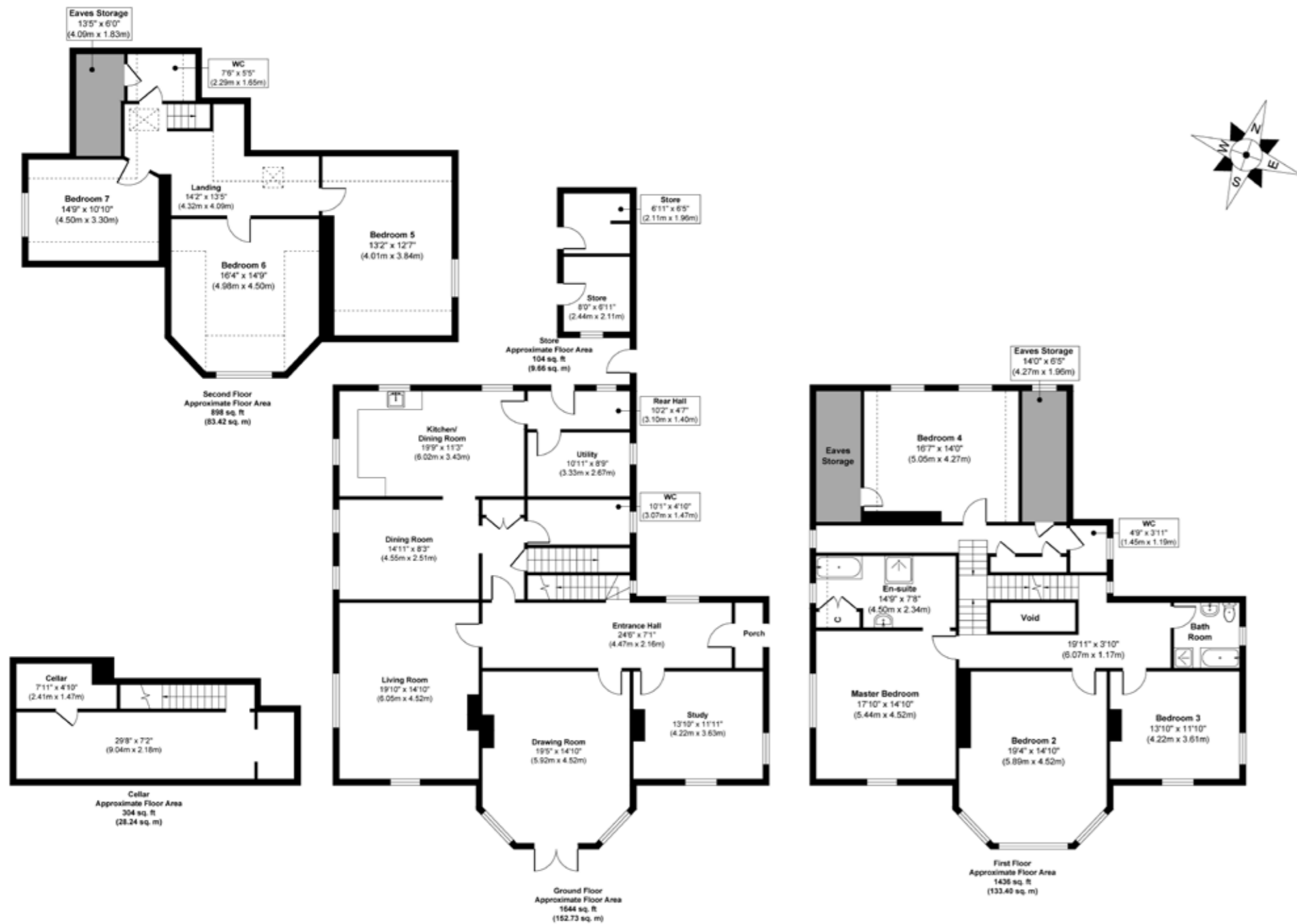






“We love the village and feel very much part of it. There are footpaths for exercising the dogs very close by and it’s nice to walk down the road and greet people you know. It is a really thriving community with a village hall, a playing field with a football pitch and so many clubs such as badminton, Pilates, table tennis, an Over 60s Club and an extremely popular bowling green. We also have a very good primary school, a doctors’ surgery, a post office with gift shop, a Co-op with an attached Indian take-away, tea rooms in a railway carriage, a dog groomer and three pubs! The village has two churches; the one next to us, which has services twice a month, and the one at the far end, St. John’s, is redundant but is kept maintained by fund-raising events such as a farmers’ market once a month, various special banquets and so on.”

“We are going to really miss the house, the village and the position. It is handy for Wisbech, a very pretty, Georgian market town along the River Nene with its Grammar School, a huge choice of supermarkets, sports clubs and amenities, as well as being able to easily reach train stations at March and Peterborough, the A1, and for visiting the Norfolk coast,” the owners conclude.



Approx. Gross Internal Floor Area 4388 sq. ft / 407.65 sq. m (Including Cellar & Store)
Approx. Gross Internal Floor Area 3978 sq. ft / 369.56 sq. m (Excluding Cellar & Store)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	28 F	
1-20	G		

Local Authority: Fenland District Council

Council Tax Band: F

Services: Mains Electricity and Water, Septic Tank and Oil Fired Central Heating

Tenure: Freehold

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LOCATION



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Fine & Country Oundle & North Northamptonshire
Tel: +44 (0) 1832 808 008
oundle@fineandcountry.com
The Old Town Hall, Market Place, Oundle, PE8 4BA

