



Immaculately presented 3/4 bedroom family farmhouse

Ravens Haven, March, Cambridgeshire PE15 0YH

savills



Subject to an Agricultural Occupancy Condition • Built in 2011/12 by Terry Hussey, a locally renowned builder • Views over surrounding farmland • Substantial modern kitchen/dining area • 3/4 bedrooms • Large garage and additional outbuildings • In all, about 5 acres

### Situation

Ravens Haven is situated approximately 1.3 miles to the north west of the much sought after fenland village of Wimblington. There are 3 pubs in the village, the most notable of which being The Anchor. The village offers good sports facilities with a gym, rugby and cricket clubs. March Golf Club is located opposite the property.

There is easy access onto the A141 heading from the towns of Chatteris to the south and March to the north. Mainline train services are available from Ely and Peterborough providing access to London and beyond.

There are well regarded local primary schools at Wimblington and Doddington with state secondary schools in March. Independent schooling is available at King's Ely.

### Description

Superbly presented, extending to 3,112 sqft and located in a lovely fenland position. Ravens Haven offers a fantastic family home built in 2011/12 of brick under a slate roof with under floor heating. The house is beautifully light with large windows throughout providing views over the surrounding farmland.

Entering the front door you are presented with a large hallway which, to the left, leads onto the substantial kitchen and dining

area. With dual aspect views, the kitchen has been finished to a high standard with Neff appliances throughout an island unit, log burning stove, fitted cupboards and a pantry. Beyond the kitchen is the sun room with a vaulted ceiling and roller blinds looking out over the surrounding farmland. Accessed from the sun room through a pair of french doors is the lounge with a log burning stove and a further set of french doors out onto the terrace. To the right of the hallway is an office/family room.

Alternative access to the house is via the side entrance through a conservatory and past the downstairs bathroom with a shower, wc and bidet.

The stairs in the hallway lead to a landing off which is the sizeable master bedroom with an en-suite bathroom and a walk-in wardrobe, a secondary double bedroom again with a walk-in wardrobe with a room leading from it currently used as the nursery but could be used as a single bedroom. To the rear of the house is a third double bedroom with a walk-in wardrobe. There is a family bathroom with a combined bath/shower. The airing cupboard with a large hot water tank is accessed from the landing.









Outside is a well-cared for garden with a number of established trees and shrubs, a large garage and an additional outbuilding. Cars are parked on the gravel sweep to the east of the house. The house and gardens extend to approximately 0.50 acres.

Beyond the immediate surroundings is an additional 4.5 acres of land which could be used as an extension to the garden, for equestrian or any other purposes. This has been farmed in a traditional rotation and will be available to the Purchaser following completion of the 2021 harvest. In all, Ravens Haven extends to approximately 5.00 acres.

**Additional information**

**Tenure**  
Freehold

**Viewing**  
Strictly by appointment with Savills

**Services**  
The house is connected to mains water and electricity. There is a private kargerster drainage system and heat is provided by oil.

**Renewables**  
On the south facing elevation of the roof is 2.5Kwh solar array.

**Planning**  
Ravens Haven was built subject to an Agricultural Occupancy Condition stating “The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, horticulture or in forestry as defined in Section 336 of the Town and Country

Planning Act 1990, or a dependant of such a person residing with him or her, or a widow or widower of such a person”.

In January 2021, planning permission was granted to construct a new driveway. It will be the responsibility of the Purchaser to complete this within 12 months from the date of purchase. In the meantime, a temporary right of access will be granted along the track shown coloured brown on the sale plan.

For more information, please contact the selling agents.

**Local Authority**  
Fenland District Council

**Council Tax**  
Band E

**Directions**  
Ravens Haven can be found using the What3Words location service under the reference case.samplers.premature.

**Anti-Money Laundering**  
In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

**Boundaries**  
A new ownership boundary will be created from points A-B-C. These points will be marked with a stake prior to completion. It will be the responsibility of the Purchaser to erect a post and rail fence within 6 months from the date of completion.

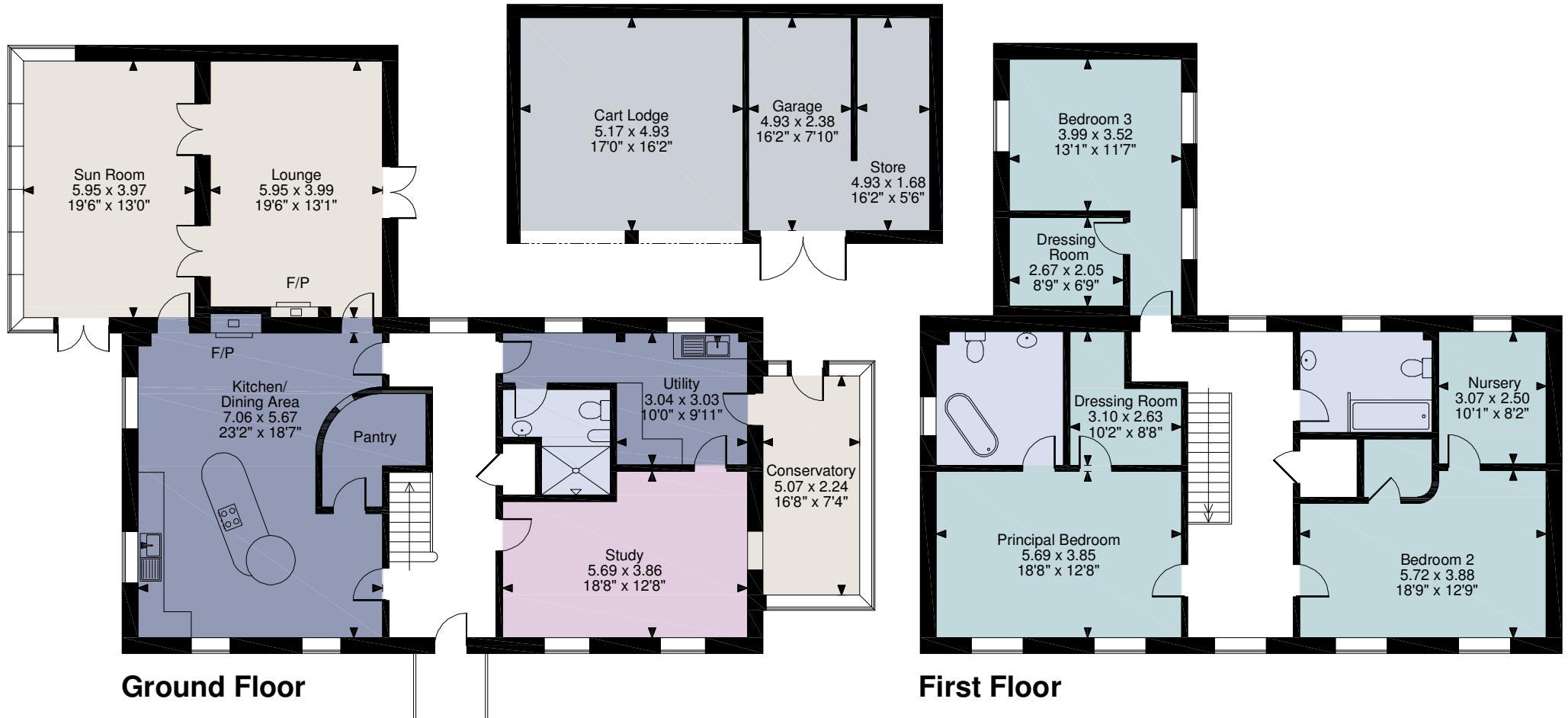


## Ravens Haven, March

**Main House** 3,112 sq ft / 289 sq m

**Garage/Store** 222 sq ft / 21 sq m

**Cart Lodge** 274 sq ft / 25 sq m

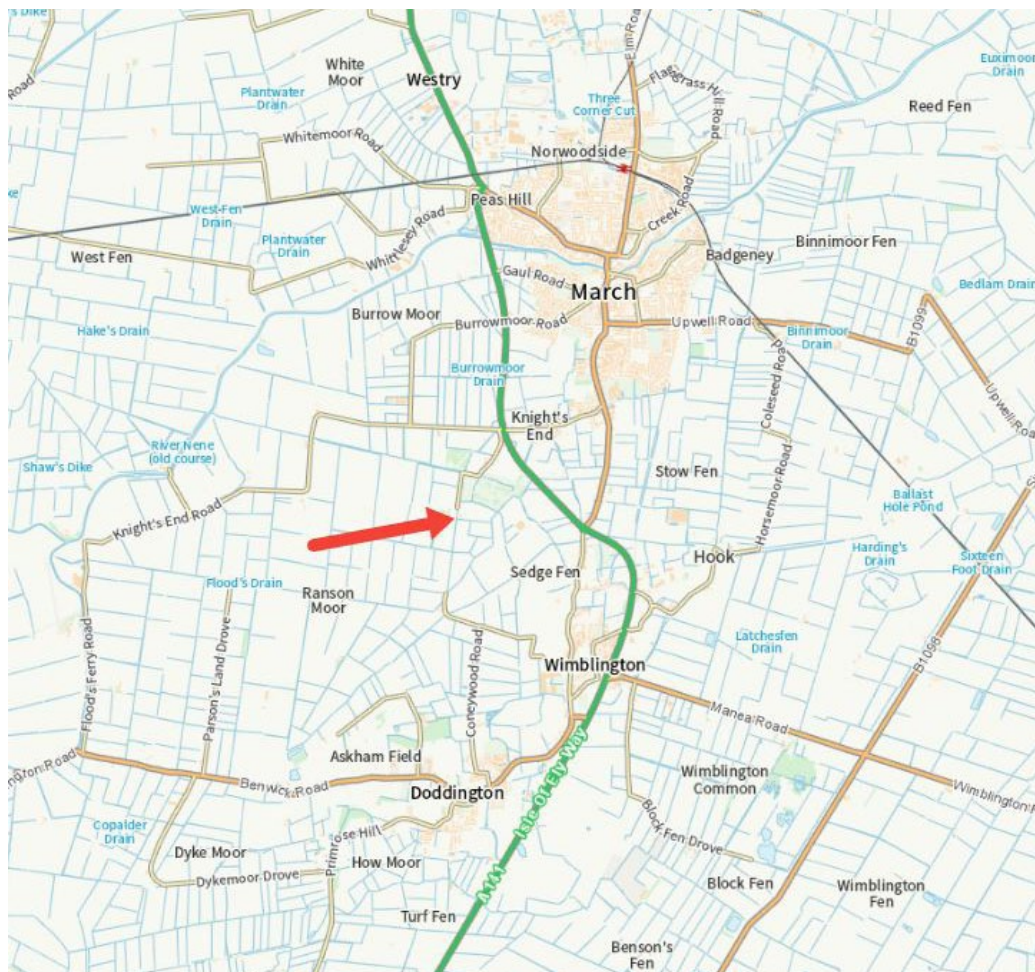


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The position & size of doors, windows, appliances and other features are approximate only.

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