



Oakfield House  
Coldham | Wisbech | PE14 0LD

## STUNNING AND SPACIOUS 6-BEDROOM EQUESTRIAN PROPERTY



Fine & Country are delighted to present to the market this Impressive, well presented six-bedroom residence with outstanding equestrian facilities situated in a quiet Village cul-de-sac location.



# KEY FEATURES

- A substantial Six Bedroom Detached Equestrian Residence
- Flexible Living Space spanning across Three Floors
- Immaculately Presented and Finished to an Exceptionally High Standard
- Impressive Sun Terrace Overlooking the Land and Gardens
- Three Well Proportioned Reception Rooms, plus a Home Cinema
- Generous Kitchen Breakfast Room and Separate Utility
- Situated on a generous plot of approx. 4 acres (stms)
- Stables, Enclosed Paddocks, Flood Lit Menage and Turn Out Area
- Quiet Village cul-de-sac Location
- Total Accommodation Extends to 4,988sq.ft

## Three Floors of Stunning Living Space

Set over three floors of living space and completely detached, this is an impressive equestrian property. Boasting six bedrooms, four acres of land and equestrian facilities, it is ideal for a family of horse lovers. It has previously been extended and renovated to an exceptionally high standard, which has resulted in a home that impresses from the moment you enter. The current owners have lived in the property for 10 years, initially falling in love with how much privacy the home has. They explain that “although you are in a little cul-de-sac, you have so much privacy, out in our gardens or in the fields with the horses; it is so quiet and peaceful.”

They go on to say, “you can sit up on the balcony and watch the barn owls and deer, but you also have neighbours” showing that the home has the perfect balance. The owners enjoy how local the property is to schools and shops, giving you “the perfect blend of country living and accessible towns.” When asked to describe the house in three words, they chose “idyllic, peaceful and multi-functional.” These are things that you will find to be true from the moment you enter, as well as how spacious and welcoming each room is.

## Large and Versatile Family Home

The property stands out as being a home that has it all. It's a beautiful, welcoming and cosy family home, but one that can accommodate a variety of tastes and styles. With large bedrooms, multiple reception rooms, a cinema room, a sun terrace and an entertainment area, there is plenty of space. There is a lot of living space to enjoy in this family home, but it's the reception room that stands out as being a firm favourite of the current owners.





# KEY FEATURES

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They describe curling up in front of the open fire in the winter and opening the double patio doors in the summer to enjoy the sunshine and gardens. Like much of the house, it's a versatile and functional room. There is also a kitchen and dining room, utility room, office and snug located downstairs, which provide even more space for a busy family.

Upstairs, on the middle of the three floors, there are four bedrooms. One bedroom boasts a large wardrobe and en suite, and two others also have en suites. This is also where you will find a large sun terrace, spanning from one side of the property to the other, which is accessible from two of the bedrooms. Head upstairs again to the top floor, and there is a modern family bathroom and two additional bedrooms.

## Triple Garden with Entertainment Area

As you go outside, you will instantly see why the current owners have spent a lot of time in the gardens. They love "the triple aspect of our gardens with the entertainment area, lawn area and then the side garden", which their children have grown up playing in. As the garden is versatile, this space could also be turned into an area for gardening, with enough space for greenhouses or polytunnels to grow your own vegetables. You really can have it all in this garden without sacrificing any space at all. They say that the best part of the garden is that you can have a large garden area whilst still having a lot of space for horses and equestrianism.

There is a lot to love about the local area and, with such a friendly community, you feel as though you are in the heart of the countryside, whilst still being only 10 minutes from a supermarket and mainline train station, including links to London, Stansted and Birmingham. The property is also in the catchment area for several schools.







NOW SHOWING

POPCORN	£2.50
ICE-CREAM	£2.00
HOTDOG	£3.50
LOVE & HUGS	FREE





























# INFORMATION

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## On The Doorstep...

The near-by Village of Friday Bridge, lies only around two miles north-east of Coldham and has a village post office, shop and a nice Public house that serves great food. Friday Bridge also has a primary School. The Market town of March is only around 7 miles to the south and has all the amenities of a large town.

## How Far Is It To...

Coldham lies around 4 miles to the north of the market town of March in Cambridgeshire which offers a wide range of facilities and amenities and schools as well as a mainline train station, just 7 min drive. The market town of Wisbech lies about 5 miles to the south with local facilities. The city of Peterborough is only around 20 miles away and has a direct train route to London's Kings Cross which is only a one hour journey. The city again is serviced by a good selection restaurants, bars, and shops.

## Services, District Council

OFCH, Mains Water & Septic Tank

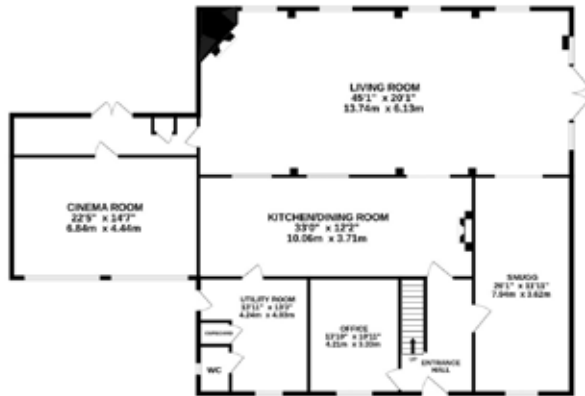
Fenland District Council

Council Tax Band E

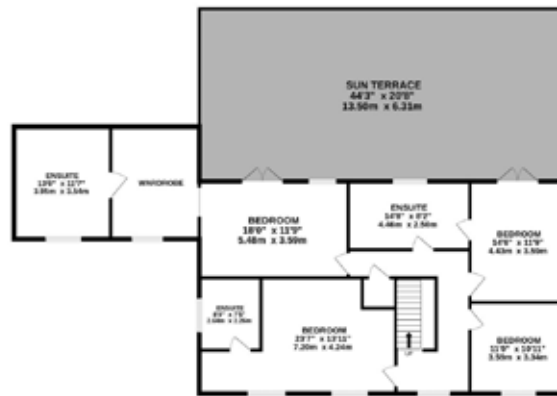
## Tenure

Freehold

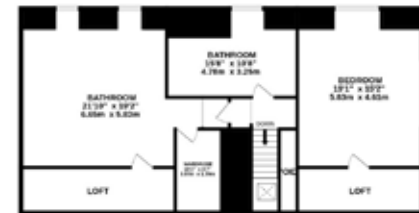
**GROUND FLOOR**  
2480 sq.ft. (230.4 sq.m.) approx.



**1ST FLOOR**  
1428 sq.ft. (132.7 sq.m.) approx.



**2ND FLOOR**  
1080 sq.ft. (100.4 sq.m.) approx.



**TOTAL FLOOR AREA: 4988 sq.ft. (463.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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Fine & Country Foundation, charity no. 1160989

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