



SH
**SCENIC
HOMES**

Plot 9 Cherry Close, Sutton St. James, PE12 0FX

£550,000

The Last Remaining Plot – A Truly Beautiful Home

Stunning, impressive, exceptional... just a few words that begin to describe this outstanding home, located in the charming village of Sutton St James.

Built by respected local developers Scenic Homes, this thoughtfully designed development perfectly combines style, space, and quality craftsmanship. From the moment you arrive, the property's kerb appeal is undeniable. An extensive driveway leads to an oversized double garage with an adjoining workshop, while the fantastic rear garden enjoys uninterrupted field views.

Step inside and you are immediately welcomed by a striking central staircase that creates a real "wow" factor — and the impressive features continue throughout. The property offers three spacious reception rooms, ideal for modern family living, alongside a superb open-plan kitchen complete with a central island and integrated appliances.

Upstairs, there are five generously sized bedrooms, two of which benefit from en-suite bathrooms. The principal bedroom also features a dressing room and stunning countryside views across the fields.

This is a rare opportunity to secure the final plot on this exceptional development — don't miss out on making this incredible house your new home.

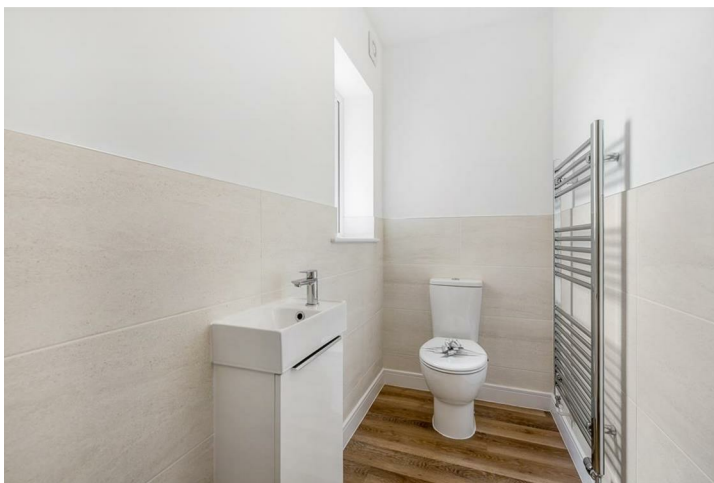


Entrance Hall 19'10" x 11'1" (6.05m x 3.38m)

Blue composite door with 2 side panels leading from 'oak framed' entrance porch. Recessed downlights. LVT Flooring. Built in storage cupboard.



Oak staircase leading to first floor.



Cloakroom 3'8" x 7'1" (1.13m x 2.17m)

Low level WC set in vanity unit with wash hand basin.

Chrome heated towel rail. Recessed ceiling downlights. LVT Flooring.



Lounge 19'10" x 13'11" (6.05m x 4.25m)

Two windows to front. Fully opening Bifold doors out to rear garden. Underfloor Heating Control. Carpeted.



Dining Room 11'7" x 13'8" (3.54m x 4.17m)

Two windows to front. Double opening doors from entrance hall. Underfloor Heating Control. Carpeted.



Study 7'10" x 10'9" (2.39m x 3.30m)

Window to side. Underfloor Heating Control. Carpeted. Consumer unit.



Kitchen 18'11" x 19'4" (5.77m x 5.91m)

Two windows to side. Bifold doors leading to garden. Extensive designed kitchen includes a range of tall, base and wall cupboards with contrasting 'quartz' worktops over. Island unit. Bosch integrated appliances included, comprising a Double Oven, Fridge/Freezer, Dishwasher, Electric induction Hob with Extractor, upstand and glass splashback to hob. Ceramic 1 1/2 bowl sink unit with contemporary tap. Recessed ceiling downlights. Underfloor heating with zone control. LVT Flooring.



Utility Room 7'10" x 10'8" (2.39m x 3.26m)

Window to rear. Baseline units and ceramic sink with stainless tap set in worktop with upstand. Spaces for washing machine and tumble dryer. Fridge/freezer. Underfloor Heating Control. Recessed downlights. LVT Flooring. Door to Garden.



Pantry 7'9" x 3'8" (2.37m x 1.12m)

Window to side. Recessed downlights. LVT Flooring.



First Floor Landing 8'10" x 11'2" (2.70m x 3.42m)

Carpeted. Radiator. Heating Control. Loft access. Airing cupboard housing hot water cylinder, main heating and hot water controls. Immersion.



En-suite 6'7" x 9'1" (2.02m x 2.78m)

Window to side. Large shower cubicle. Low level WC. Wash hand basin set in vanity unit. Chrome heated towel rail. Recessed downlights. Mirror with shaver point. Tiled flooring. Partially tiled walls.



Dressing Room 6'7" x 5'8" (2.03m x 1.75m)

Carpeted. Radiator.



Bedroom 2 10'7" x 13'8" (3.24m x 4.19m)

Two windows to front. Radiator. Carpeted.



Bedroom 1 12'9" x 19'5" (3.91m x 5.93m)

Two windows to rear and window to side. Radiator. Carpeted.



Bedroom 4 9'8" x 14'11" (2.95m x 4.57m)

Two windows to front. Radiator. Carpeted.



En-suite 5'9" x 10'2" (1.76m x 3.11m)

Window to front. Bath with shower over. Low level WC. Wash hand basin set in vanity unit. Chrome heated towel rail. Recessed downlights. Mirror with shaver point. Tiled floor. Partially tiled walls.



Bedroom 5 8'9" x 13'8" (2.69m x 4.19m)

Window to side. Radiator. Carpeted.



Bedroom 3 9'10" x 14'0" (3.01m x 4.29m)

Window to rear. Radiator. Carpeted.



Bathroom 6'11" x 9'5" (2.11m x 2.88m)

Window to side. Bath. Separate shower cubicle. Low

level WC. Wash hand basin set in vanity unit. Chrome heated towel rail. Mirror with shaver point. Downlights. Tiled floor. Partially tiled walls.



Outside

To the front of the property there is a blocked paved driveway with turfed front gardens. The rear garden is enclosed by timber fencing. Slabbed footpaths and patio. Air source heat pump. Outside tap. Outside lighting. Door to garage.



Garage 19'3" x 19'1" (5.89m x 5.82m)

Electric roller shutter doors. Door to the garden. Opening to storage area (2.29m x 5.89m) with window to front and pedestrian door to side.

Property Postcode

For location purposes the postcode of this property is: PE12 0FX

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Key Features

Stunning fitted kitchen with quartz worktops, central island and integrated Bosch appliances
Detached double garage with workshop/store and electric roller shutter doors
Underfloor heating throughout the ground floor with air source heat pump
Luxurious principal suite with dressing room and ensuite
Ensuite to Bedroom Two
South-facing rear garden with extensive patio areas
Flooring package included with carpets and Karndean flooring
Oak-framed entrance porch and attractive sliding sash windows
10-year structural warranty

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: Management Company and Charge: Approx £381.70 per year (subject to change)
Property construction: Brick built
Electricity supply: Not known
Solar Panels: No
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is

Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: Not known

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free

to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

About the Area

This is a rare opportunity to secure the final plot on this exceptional development — don't miss out on making this incredible house your new home.

Sutton St James is a charming Lincolnshire village that offers the perfect balance of peaceful countryside living and everyday convenience. Surrounded by beautiful open farmland and picturesque rural views, the village has a welcoming community feel whilst still providing excellent access to nearby towns and amenities.

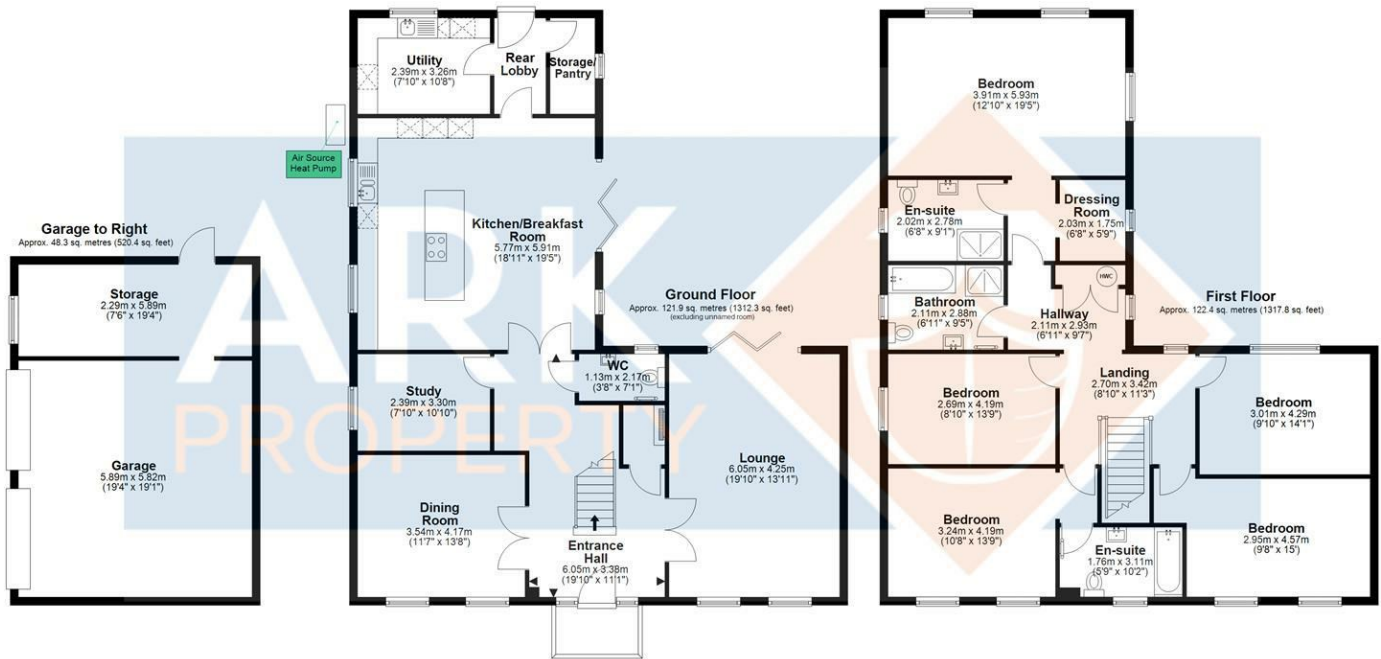
The village itself benefits from a range of local facilities including a traditional village pub, convenience shop, hairdressers, community centre, primary school and indoor bowls club, making it an ideal location for families and those looking for a quieter pace of life without feeling isolated.

Situated just a short drive from the market town of Long Sutton, Sutton St James is also conveniently positioned for access to nearby towns including Wisbech, Spalding and Holbeach, all offering a wider range of shopping, dining and leisure facilities.

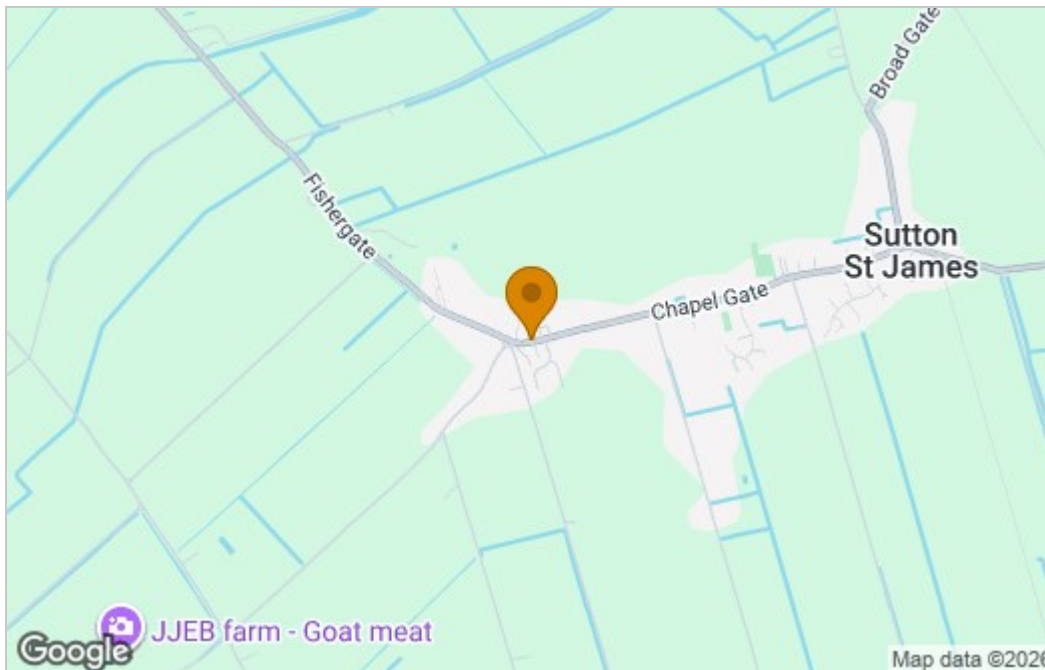
For golf enthusiasts, the property is also within easy reach of Tydd St Giles Golf and Country Club, a popular destination featuring an established golf course alongside leisure and dining facilities.

Whether you are looking for countryside surroundings, a strong sense of community or convenient links to surrounding towns, Sutton St James is a location that truly offers the best of both worlds.

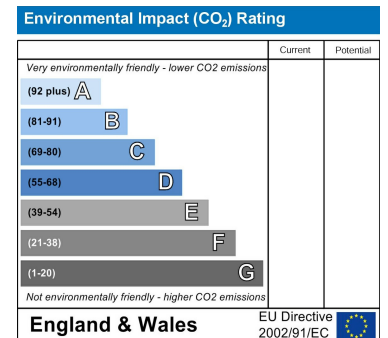
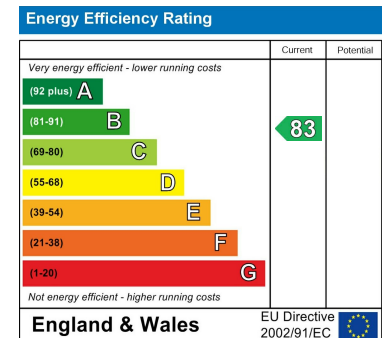
Floor Plan



Area Map



Energy Efficiency Graph



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