



1b Kingdon Avenue, Prickwillow
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£475,000

1b Kingdon Avenue

Prickwillow, Ely

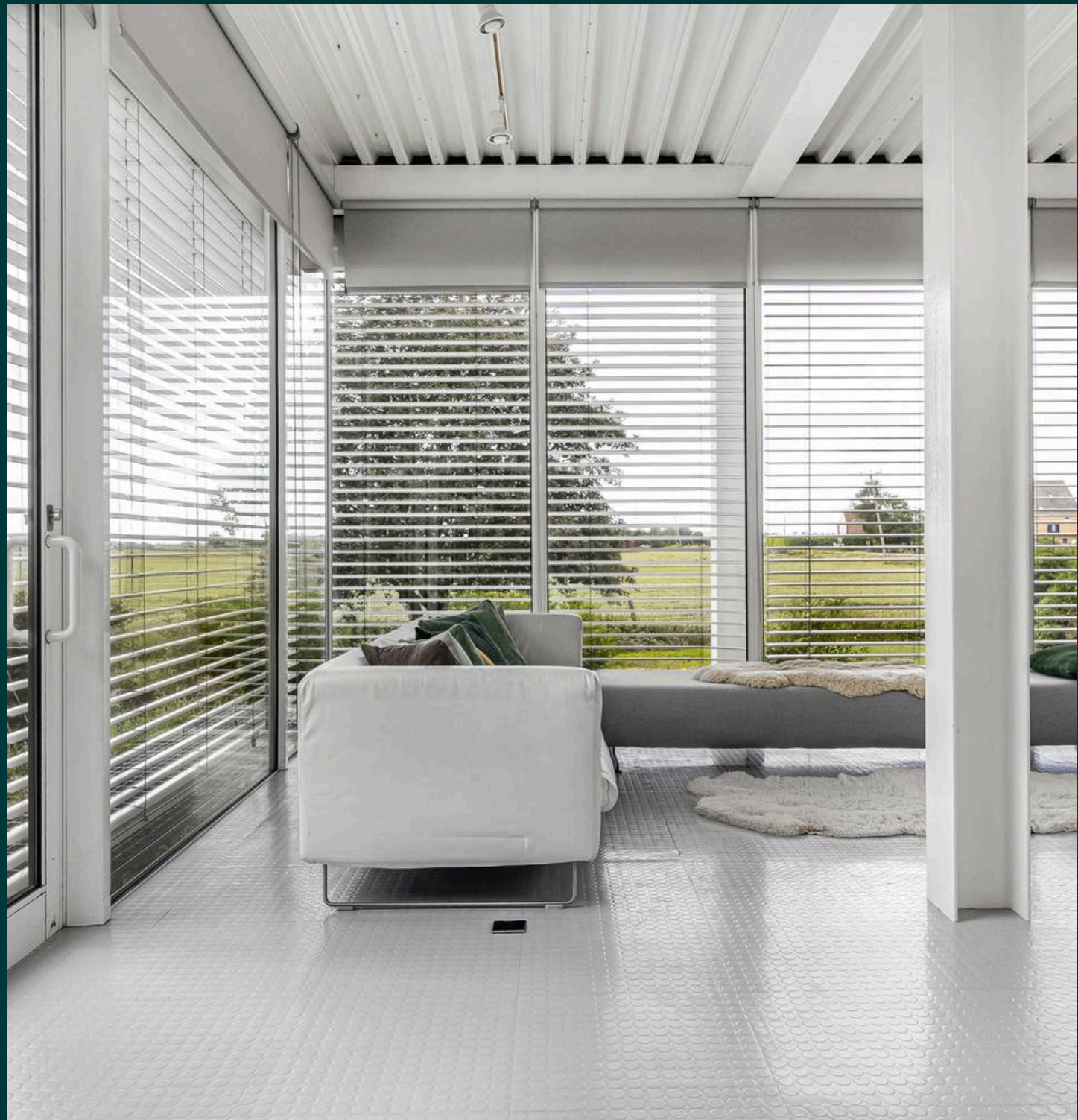
This exceptional two-bedroomed detached property presents a rare opportunity to acquire a truly unique, architect-designed single storey residence.

Originally commissioned for an artist as a country retreat and studio in the early 1990s, the property is steel framed and features full height glazing to two sides, allowing natural light to flood the kitchen and living areas throughout the day.

The stunning open plan living space is thoughtfully arranged to maximise superb countryside views, creating a tranquil and inspiring environment. The versatile layout flows seamlessly between the modern kitchen and breakfast room, the spacious living area, and two well-proportioned bedrooms separated from their adjoining rooms by blinds which can be raised to add to the open plan feel.

A contemporary shower room, underfloor heating, and high-quality finishes add to the comfort and appeal of this beautifully designed home.

Every aspect has been carefully considered to create a modern yet inviting space that is perfect for both relaxing and entertaining.



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The outside space is equally impressive, with an attractively landscaped garden that overlooks open countryside and offers uninterrupted views towards Ely Cathedral. The garden comprises a well-maintained lawn bordered by established beds, a charming path that leads beneath a timber pergola to a tranquil pond, and a productive vegetable plot for those who enjoy gardening. Running alongside the property, a driveway beneath a carport offers convenient off-road parking.

The combination of thoughtfully designed outdoor areas and open rural vistas creates a peaceful setting that perfectly complements the contemporary interior, making this a truly special home just a few minutes by car from the Cathedral city of Ely with its mainline railway station. The property was designed at the instruction of Peter Reyner Banham, who was one of the most important architectural historians of the 20th century, for his wife Mary Reyner Banham, who was herself a noted artist, and has featured in a number of architectural books and journals as a case study having proved of great interest to those working within that industry.

To fully appreciate the light and style this wonderful property offers a viewing is highly recommended.



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Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Stunning Architect Designed Single Storey Residence
- Steel Framed With Full Height Glazing To Two Sides
- Open Plan Living Space With Superb Countryside Views
- Two Bedrooms
- Versatile Open Plan Layout Throughout
- Modern Kitchen/Breakfast Room & Shower Room
- Underfloor Heating
- Attractively Landscaped Garden & Carport
- Originally Commissioned By Peter Reyner Banham For His Artist Wife, Mary Banham













Open Plan Living Space

A stunning open plan living/dining room with full height glazing/patio doors giving access to the garden and enjoying wonderful far reaching views of open countryside towards Ely Cathedral. The windows have electric blinds and there is underfloor heating.

Kitchen/Breakfast Room

A well presented kitchen which includes a range of white, high gloss storage units with matching worksurfaces, sink unit and drainer, integrated electric oven, hob, Neff microwave, fridge/freezer and dishwasher, full height glazing with electric blinds overlooking the garden, underfloor heating. A blind separates the kitchen from bedroom 2 which allows this to become one large open space if required.

Inner Hall/Study Area

This inner hallway opens into bedroom 1 with separation provided by a blind. A permanent wall could be constructed to create two separate spaces if required. The hall/study area has fitted cupboards and underfloor heating.

Bedroom 1

Separated from the hall/study area by the aforementioned blind. With a high level double glazed window and underfloor heating.

En-Suite WC

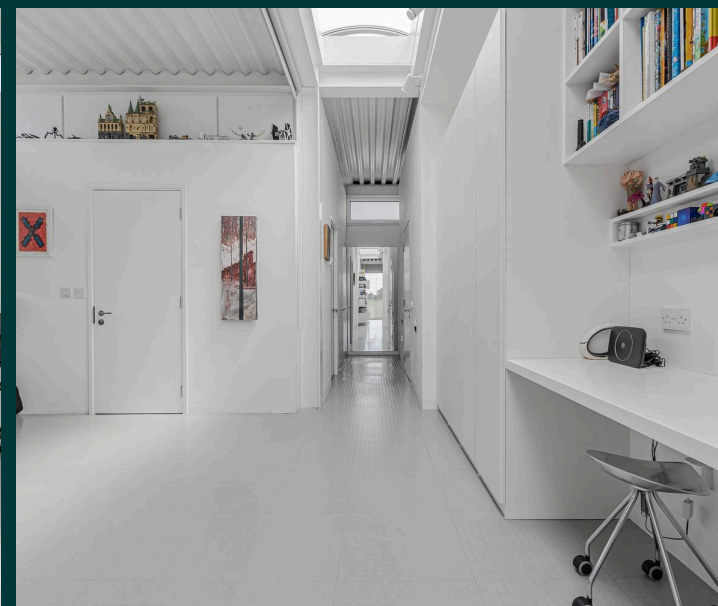
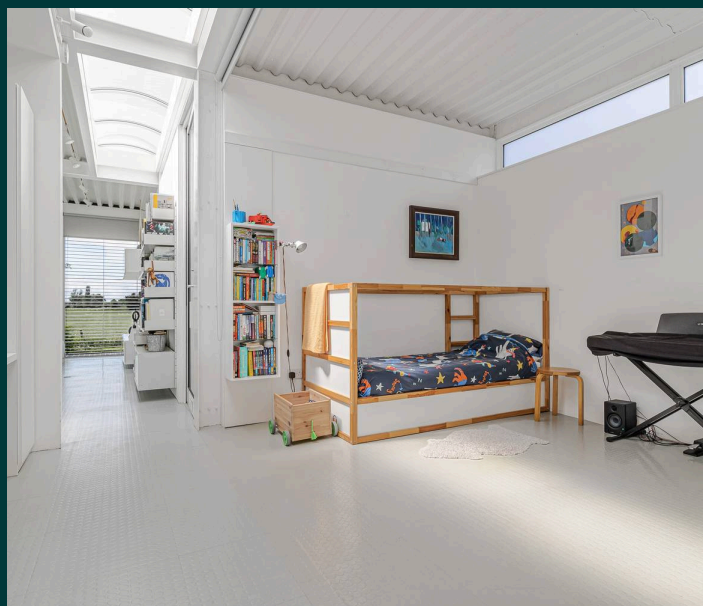
With low level WC, vanity unit with wash basin, heating towel rail, underfloor heating.

Utility

With high level double glazed windows to side and rear, fitted with a range of modern storage units, plumbing for washing machine, hot water cylinder, oil fired central heating boiler, underfloor heating.

Shower Room

With modern suite comprising two drawer vanity unit with wash basin, low level WC, shower, heated towel rail, underfloor heating.



Bedroom 2

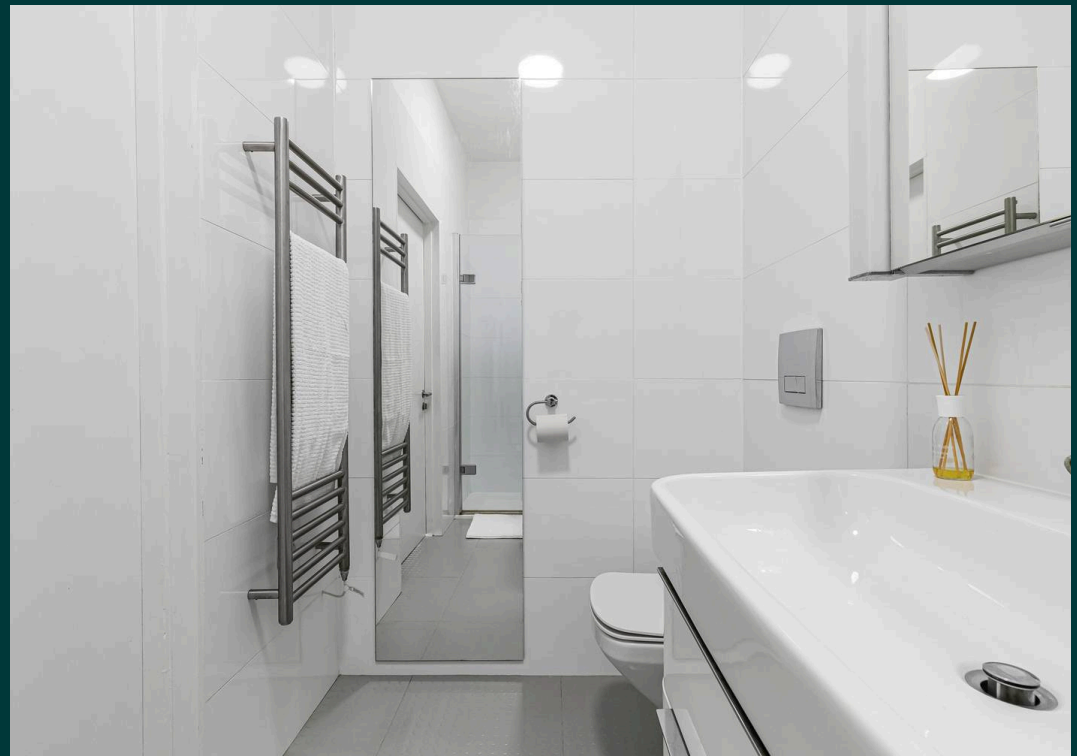
With full height double glazed windows with electric blinds overlooking the garden, underfloor heating. This room is separated from the kitchen by a blind to enable one large open plan space if desired.

Outside

The property benefits from a most attractively landscaped garden which overlooks open countryside towards Ely Cathedral. The garden features a lawn bordered by established beds, a path leading beneath a timber pergola to a pond together with a vegetable plot. To the rear is the oil tank and a garden shed.

Running alongside the property is a driveway beneath a carport.

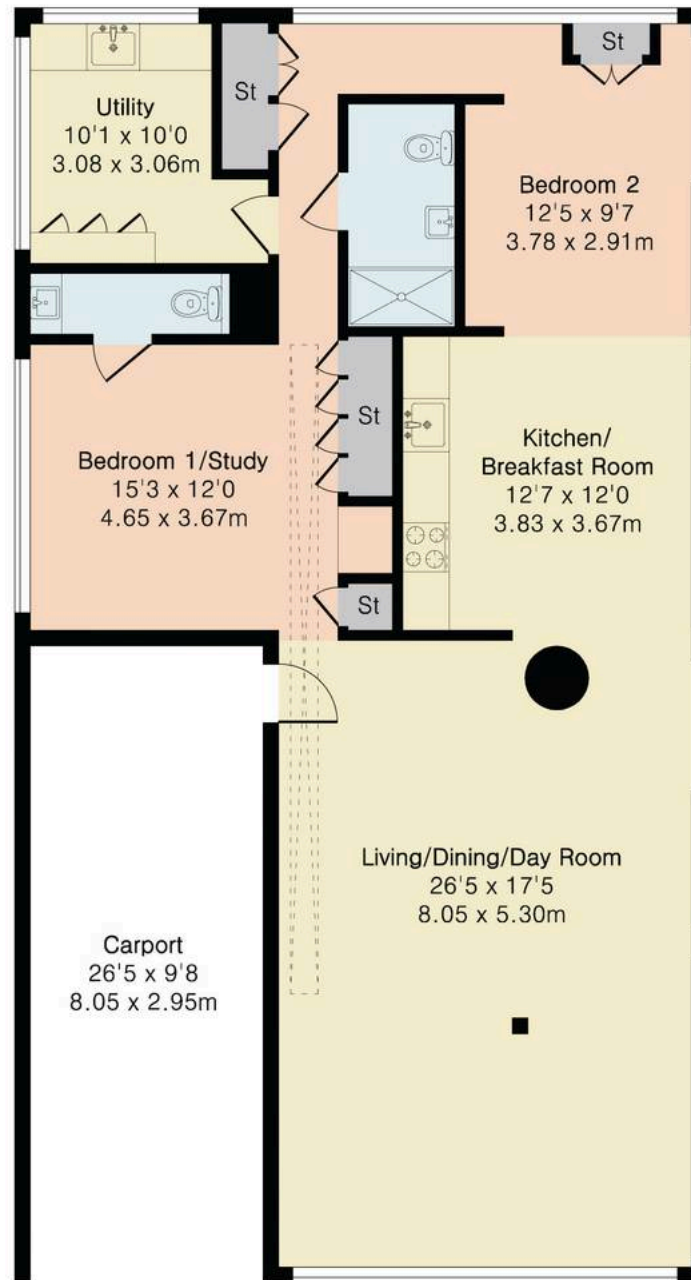




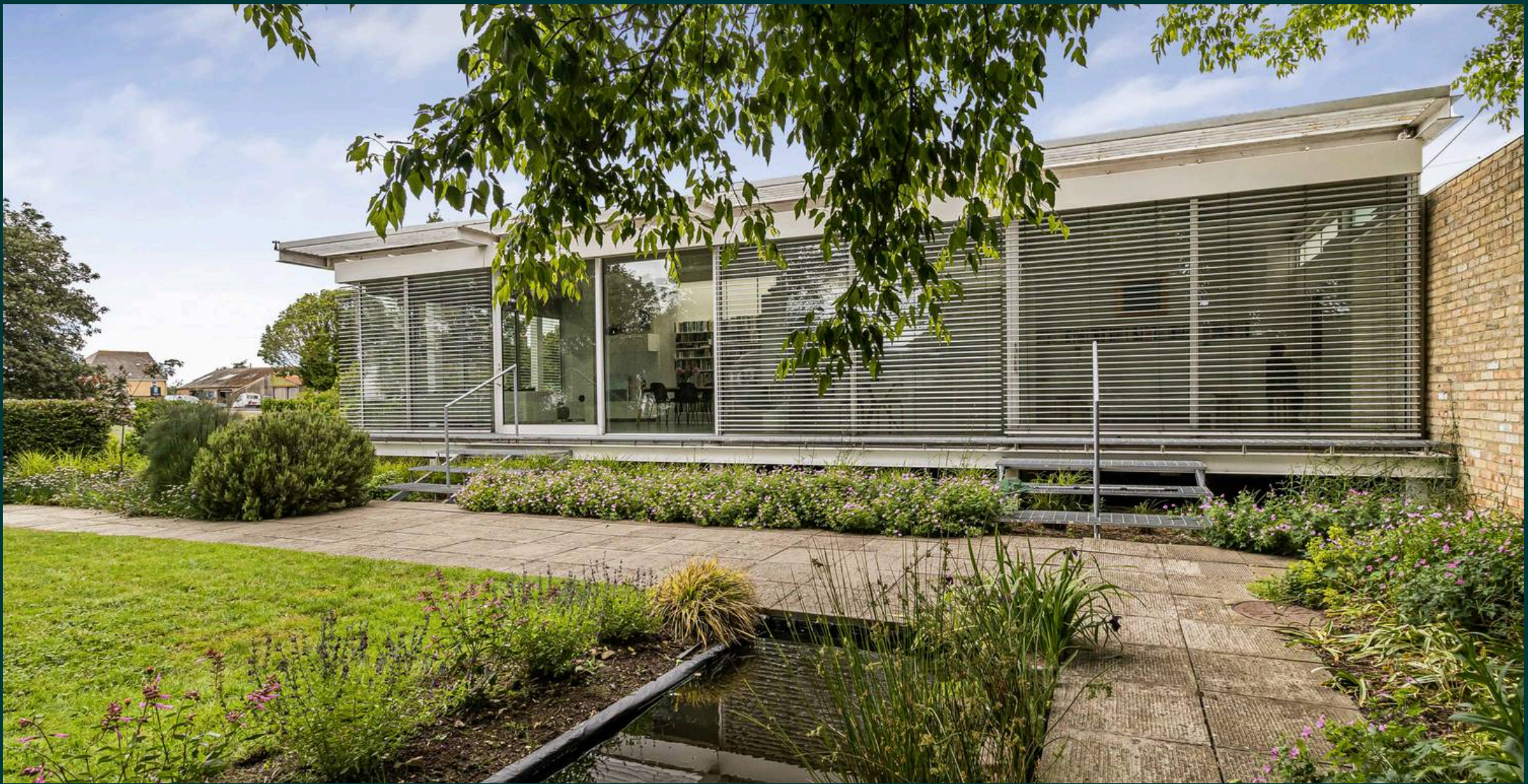




Approximate Gross Internal Area 1179 sq ft - 109 sq m



Ground Floor



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