

**LITTLE WILBRAHAM**  
Guide Price £625,000

*Cheffins*



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**77 High Street, CB21 5JY**

A substantially extended and beautifully presented detached modern residence in an outstanding and tranquil non-estate position in the heart of this picturesque and highly regarded village together with delightful gardens and adjoining meadow extending in all to approximately 1.12 acre.

**Clifton House**  
1-2 Clifton Road  
Cambridge  
Cambridgeshire  
CB1 7EA

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## 77 High Street, CB21 5JY

- **Versatile Accommodation**
- **4 Reception Rooms**
- **4 Bedrooms**

- **Ensuite/Family Bathroom**
- **Grounds Of 1.2 Acres**
- **Double Garage**

**LOCATION/DESCRIPTION** This beautifully presented and well proportioned modern detached residence has been substantially extended and sympathetically improved and updated in more recent times. The property also has the benefit of sealed unit double glazing and oil fired radiator central heating. In addition the stylish accommodation offers outstanding space and flexibility including 3 generous reception rooms and study on the ground floor as well as a superb refitted kitchen/breakfast room with granite worktops and a 4 oven blue Aga. The beautiful landscaped gardens and adjoining meadow which extend in all to just over an acre are a very special feature indeed. The property is located in an outstanding and tranquil non-estate position fronting onto the village High Street which is a no-through road and is situated right in the heart of the picturesque and highly regarded village together with its delightful grounds which back onto open farmland. Little Wilbraham is conveniently situated just 5 miles east of Cambridge and is well placed for access to major routes including the A14 linking to the A11, and M11 motorway. The village has its own fine church, inn/restaurant and the adjacent village of Great Wilbraham has a store/post office, inns, church and a primary school.

**ACCOMMODATION** with approximate room sizes.

**COVERED PORCH** with outside light and front entrance door to:

**RECEPTION HALL** 18' 8" x 8' 5" (5.69m x 2.57m) with outside light and front entrance door to:

**CLOAKROOM** with w.c. and wash hand basin with tiled vanity shelf to side and cupboards below, extractor fan, radiator.

**FAMILY ROOM** 18' 0" x 14' 0" (5.49m x 4.27m) with feature stone fireplace with yellow brick inserts and woodburning stove set on a marble hearth, wooden flooring, 2 radiators, glazed double doors to Inner Hall.

**STUDY** 7' 3" x 5' 0" (2.21m x 1.52m) with radiator.

**DINING ROOM** 18' 0" x 10' 3" (5.49m x 3.12m) with natural wood flooring, double radiator, serving hatch to kitchen and beautiful ornate wooden display shelves with ornate architraves and opening to:

**SITTING ROOM** 23' 0" x 15' 5" (7.01m x 4.7m) with feature stone fireplace, French white stone fireplace with woodburning stove set on a red brick hearth.

**KITCHEN/BREAKFAST ROOM** 16' 9" x 13' 6" (5.11m x 4.11m) refitted with a range of attractive high quality units incorporating an inset twin bowl butler sink with mixer taps, extensive base units comprising granite worksurfaces with cupboards and drawers below, feature 4 oven blue Aga, built-in Bosch oven and 4 point induction hob with discreet Miele pull-out extractor unit above, integrated Bosch dishwasher, Miele larder fridge and Siemens freezer, feature island unit with granite worktops and pan drawers and storage cupboards beneath, recess with dresser style unit with granite worktops and inset stained glass shelved display cabinet above, built-in shelved storage cupboard with water softener, door to:

**UTILITY ROOM** 16' 3" x 7' 6" (4.95m x 2.29m) with single drainer sink unit with cupboards below, worktop to side with space and plumbing beneath for automatic washing machine and space for tumble dryer, further fitted base units comprising worktops with cupboards below, space for appliances and wall storage cupboards, ceramic tiled floor, radiator, internal door to garage and door to outside.

### ON THE FIRST FLOOR

**LANDING** with deep walk-in airing cupboard with lagged hot water cylinder and slatted shelving, plus trap door to roof space.

**PRINCIPAL BEDROOM** 10' 11" x 13' 7" (3.33m x 4.14m) widening in part to 16'0" with radiator, low level opening to:

**DRESSING ROOM** 7' 7" x 10' 7" (2.31m x 3.23m) into sloping eaves with reduced height and 2 clothes rails plus recess storage areas beyond, radiator, Velux windows to front and rear aspects.

**ENSUITE BATHROOM** with suite comprising bath with shower attachment and ceramic tiled walls around, vanity unit with tiled shelf, inset wash hand basin and cupboards and drawers below, electric shaver socket, w.c., recessed alcove with fitted shelving, radiator.

**BEDROOM 2** 13' 7" x 10' 7" (4.14m x 3.23m) with extensive range of fitted wardrobes and storage cupboards, automatic lights and central book and storage shelves with cupboards below, radiator.

**BEROOM 3** 13' 0" x 10' 0" (3.96m x 3.05m) with radiator, fitted wardrobes with central dressing table, fitted desk unit with chest of drawers below.

**BEDROOM 4** 11' 9" x 9' 7" (3.58m x 2.92m) with range of fitted wardrobes, high level storage cupboards and fitted desktop with chest of drawers below, radiator.

**BATHROOM** refitted with a stylish suite comprising bath with shower attachment and tiled walls to side, pedestal wash hand basin, w.c., large feature shower cubicle with shower unit and hand held shower, heated towel rail and ceramic tiled floor.

**OUTSIDE** To the front there is a brick paviour courtyard style parking area and driveway leading to:

**DOUBLE GARAGE** with 2 up and over doors, light and power and window to side aspect. Gated access to side leading to pathway and rear garden.

**GARDENS** The delightful landscaped gardens are situated to the rear of the property are principally laid to lawn with a great variety of mature shrubs, bushes, trees, well stocked borders and rose beds around. There is also a large paved terrace immediately to the rear of the house. Further decked terrace with pergola above and adjacent ornamental garden pond with rockery and water feature. There is also a further raised decked area with timber summerhouse. Gated access leading to rear meadow with a great variety of mature trees which have been planted by the current owners over a number of years. The trees include Beech, Birch, Horse chestnut, Monkeypuzzle, Poplar, Oak, Lime and Acers. In one corner of the meadow there is a detached timber constructed stable and stores.

**SPECIAL NOTES** There is a grass lane to the side of the house shown red on the plan and the neighboring properties enjoy a private access via 5-bar gate through part of the meadow to rear shown blue which in turns provides access to their grounds.



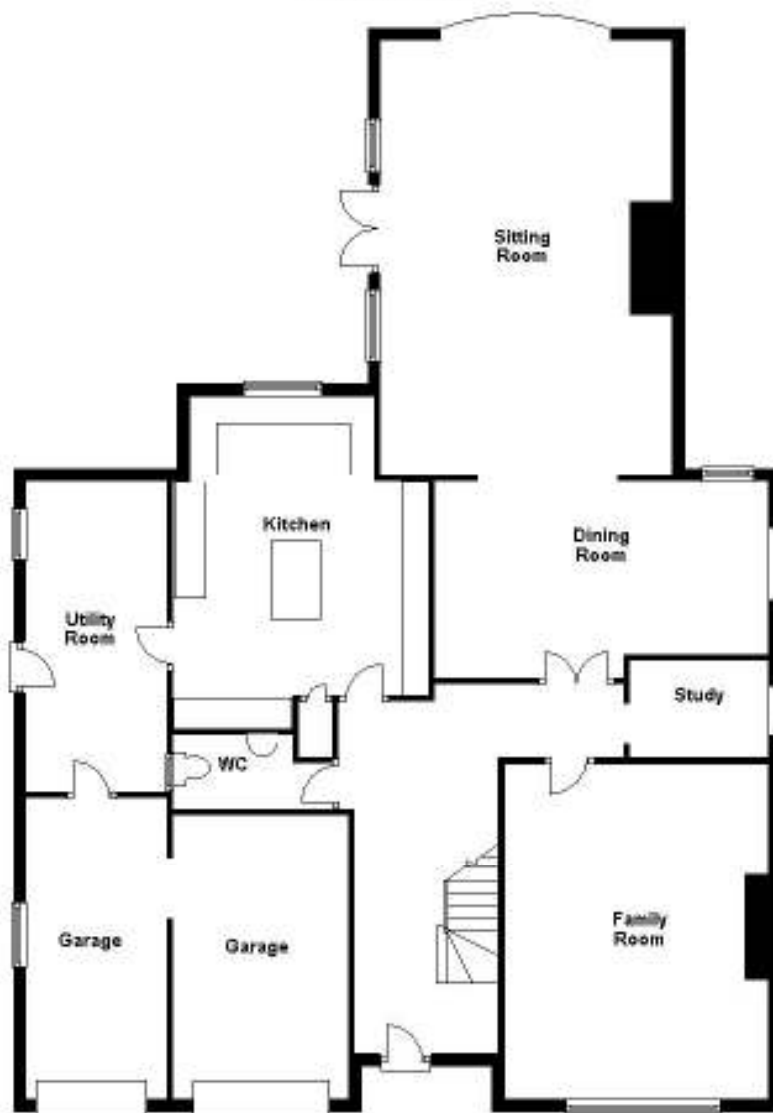
#### Special Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.





Ground Floor



First Floor



