



52 High Street, West Wrating
CB21 5LU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

52 High Street

West Wratting | Cambridge | CB21 5LU

Guide Price £1,250,000

- A well proportioned four/five bedroom, three bathroom detached family home
- Double garage and ample off-road parking
- Five reception rooms
- Generous plot of some 1.5 acres with mature, easily managed garden
- Open plan kitchen/ breakfast room
- Uninterrupted countryside views
- Generous principal bedroom suite
- Located in the heart of the village

The Property

A rarely available and substantial four/five-bedroom, three bathroom detached family home, well maintained throughout. The property occupies a good size plot, with established gardens, ample off-road parking as well as a large double garage, ideally located in the heart of this popular and conveniently situated village.

The Setting

West Wratting is accurately described as an unspoilt village - set high on a ridge of rare Cambridgeshire uplands with views for miles, surrounded by fields and woodlands, walking paths and charming houses. The community is friendly and active, with the central focus of its historic church, village hall, new children's playground, recreation ground and tennis court as well as the award-winning local pub. The village is perfectly situated 12 miles from Cambridge, and in between the historic market towns of Newmarket and Saffron Walden. Easy access on to the A11 and A14 motorways, with train to London from nearby Whittlesford Parkway, approximately one hour. The drive to Norfolk or Suffolk coasts is a picturesque hour and a half. The neighbouring villages of Balsham and Linton are a short drive away and provide a good selection of local shops, pubs, cafes and schools, including a local gallery, farm shop, boutique wine merchant and artisan bakery. Nearby in Bartlow is The Three Hills, a destination gastropub, named after the Roman burial mounds, one of many local historic features. The area is spoilt for choice with a number of renowned independent schools close by.

The Accommodation

In detail the accommodation comprises a large entrance hall with stairs rising to the first floor, cloakroom and doors to the adjoining rooms. The traditional kitchen is fitted with a matching range of base and eye level units with granite work surface incorporating an undermounted double sink unit and Miele induction hob and two ovens. A window to rear





aspect with attractive views overlooking the garden. An opening leads to the breakfast room with window to front aspect. The utility room has a matching range of eye and base level units with built in storage cupboard, space and plumbing for appliances and doors to the rear garden and additional receptions rooms.

A versatile addition to the property is a generous family room, which opens into a further reception room currently utilised as a study but could be a fifth bedroom if required, with windows to rear and side aspect. There is a second cloakroom/wetroom and sauna. A door provides access to the double garage.

To the right of the entrance hall is a generous sitting room with brick fireplace and log burner with double doors leading into the conservatory. A wonderful room filled with natural light and expansive views onto the gardens and beyond. The ground floor is completed by a formal dining room with French doors overlooking the garden.



The well-proportioned first floor landing provides access to four bedrooms, large linen cupboard and a family bathroom. The principal bedroom is generous, offering ample space, dressing area with built-in wardrobes and a rear aspect overlooking the gardens. It benefits from an en-suite comprising panelled bath, WC, dual vanity unit with wash hand basins and heated towel rail.

Three additional bedrooms, each generously sized, provide flexible accommodation for family members or guests. All rooms enjoy wonderful natural light, with built-in storage adding convenience. The family bathroom comprises a panelled bath, WC and wash hand basin.

Outside

Set within its own generous plot of approximately 1.5 acres, 52 High Street enjoys a high degree of privacy, screened by mature hedging. A central driveway leads to the property, providing ample parking and access to the large double garage, which benefits from an electric up-and-over door, power, lighting and ample additional loft storage.

Bordering the driveway the garden is predominantly laid to lawn and is framed by mature hedging, well-stocked flower beds and a variety of shrubs and gated side access.

To the rear, a large, paved patio adjoins the back of the house, perfect for outside entertaining. The remainder of this delightful garden is mainly laid to lawn with an abundance of trees and a timber summerhouse/ studio and garden shed.

From the main garden, gated parkland fencing gives access to a landscaped meadow planted with indigenous trees and hedging.

Services

Mains electric, water and drainage are connected. Oil fired central heating with a new efficient boiler. Super-fast broadband is available and mobile signal is likely.

Tenure — Freehold

Property Type - Detached

Property Construction — Brick built with tiled roof

Local Authority — South Cambridgeshire District Council

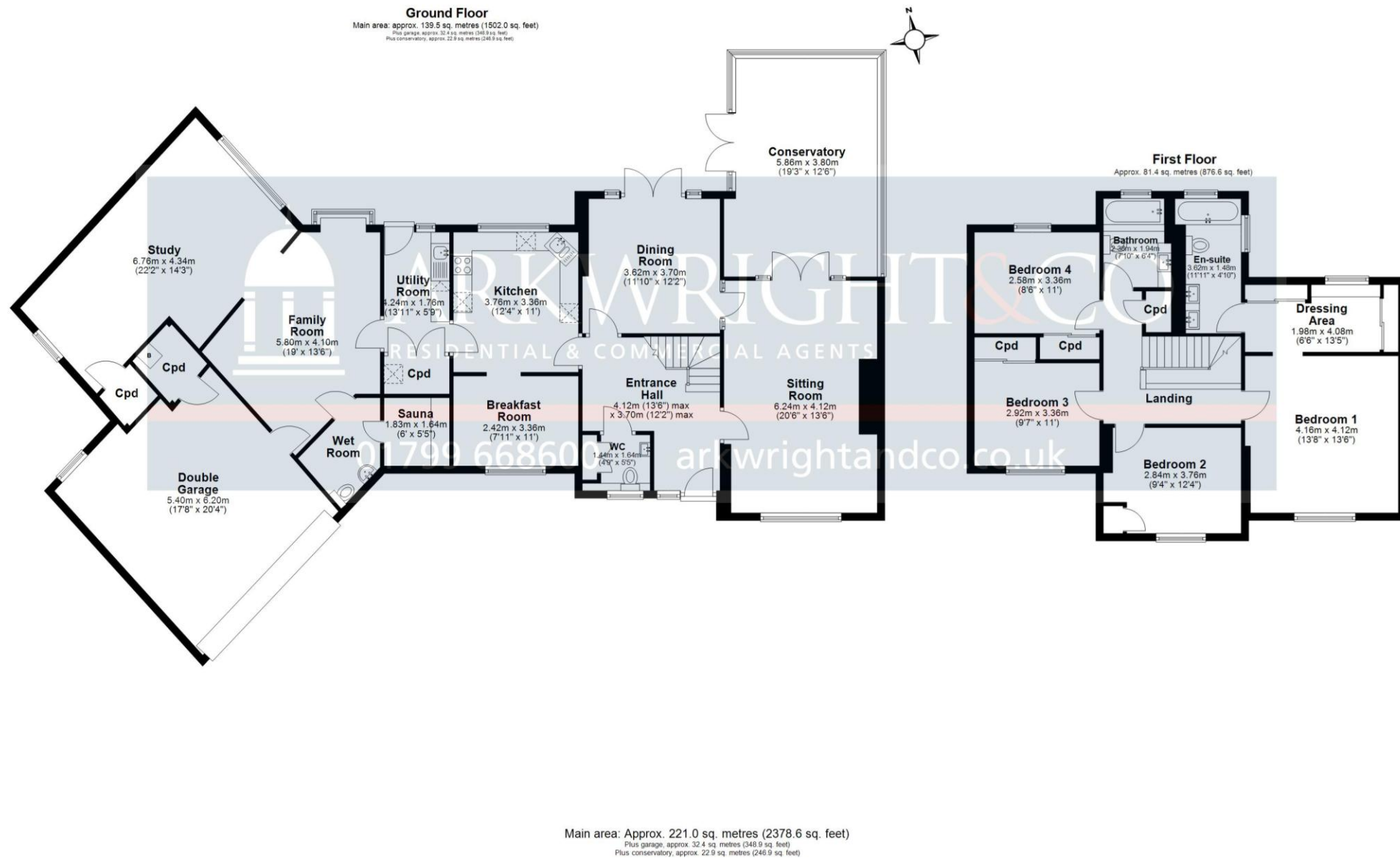
Council Tax — G

EPC — D









Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents 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.



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