



Six Mile Bottom Road, West Wrattling, CB21 5NE

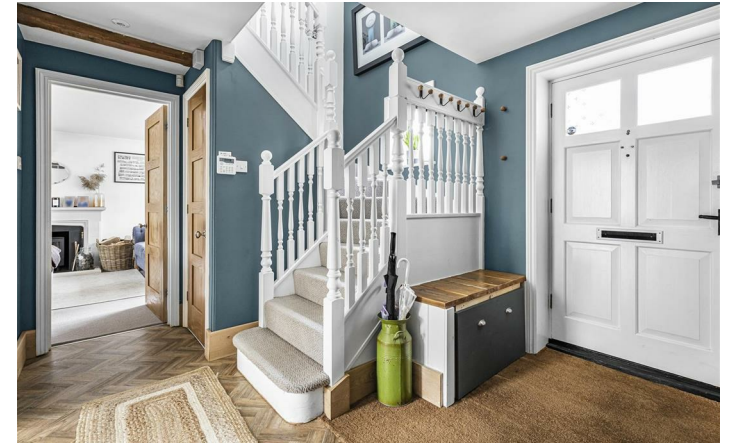
**CHEFFINS**

# Six Mile Bottom Road

West Wrattling,  
CB21 5NE

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**Guide Price £825,000**



- Detached Family Residence
- Four Bedrooms
- Two Bathrooms
- Reception Hall & Cloakroom
- Open Plan Kitchen/Dining Room
- Highly Versatile Garden
- Off-Street Parking

A most impressive and highly individual detached village residence of exceptional quality and character occupying a prominent non-estate position within this much sought after South Cambridgeshire village and providing exceptionally versatile and beautifully presented accommodation including four reception rooms, four bedrooms, ensuite dressing room and luxury shower room to principal bedroom and separate family bathroom.



## LOCATION

Yew Tree House is a most attractive detached village house, which has undergone extensive sympathetic improvement and updating recently, and provides well proportioned and versatile living accommodation including a particularly generous principal bedroom suite and 3 further double bedrooms likely to suit prospective buyers looking for such outstanding space and flexibility. The property incorporates many attractive and stylish features of character and quality and incorporates bespoke double glazed windows and doors in wooden frames and oil fired radiator central heating. The property was architect designed and constructed in 2000 by J & J Alderton. Nestled in a delightful non-estate position on the outskirts of West Wrating—a highly sought-after and picturesque village in South Cambridgeshire—Yew Tree House enjoys a tranquil rural setting surrounded by unspoiled farmland and countryside. The village is conveniently located just 12 miles southeast of Cambridge, with nearby Balsham (only 2 miles away) offering excellent amenities, including a primary school, village stores/post office, inn/restaurant, and a farm/coffee shop. A recreation ground with a children's play area adds to the village's appeal. West Wrating falls within the catchment area for Linton Village College and Cambridge's sixth form colleges, while providing easy access to major surrounding towns such as Newmarket, Haverhill, and Saffron Walden. Commuters benefit from nearby mainline stations in Cambridge, Audley End, and Whittlesford, as well as convenient access to the M11 motorway via Junction 9 (Stump Cross) or Junction 10 (Duxford). This exceptional location blends rural tranquility with accessibility—a perfect setting for modern countryside living.

## BESPOKE OAK STORM PORCH

with paved flooring, covered glazed entrance door leading through into:

## ENTRANCE HALLWAY

with herringbone effect flooring, stairs rising to first floor accommodation, panelled door providing access to understairs storage cupboard with lighting, radiator, panelled door providing access into coat cupboard with automatic light, panelled timber doors providing access to respective rooms.

## CLOAKROOM

with stylish and contemporary two piece suite comprising low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wood upstand, tiled flooring, radiator, inset LED downlighters, extractor fan.

## FAMILY ROOM

with radiator, double glazed sliding windows to front aspect.

## LIVING ROOM

A light filled room enjoying a wonderful focal point in the form of the woodburning stove with stone surround and stone mantel, exposed timber beam, double panelled radiator, wall mounted lighting, double glazed sliding window to front aspect, bay window with panelled glazed French doors providing access out onto the patio area.

## SITTING ROOM

with continuation of herringbone wood effect flooring from hallway, wall mounted lighting, double panelled radiator, opening through into:

## GARDEN ROOM

with continuation of herringbone wood effect flooring, full height radiator, extensive range of double glazed windows providing panoramic views over the garden, opening through into:

## KITCHEN/BREAKFAST ROOM

A most stylish and contemporary kitchen comprises a wealth of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with inset butler sink with hot and cold mixer tap, drainer to side, Range cooker with tiled splashback, extractor hood above, space and plumbing for American style fridge/freezer, integrated and concealed dishwasher, kitchen island again fitted with a further range of storage cupboards and drawers, open book storage either side, pull out plug socket, continuation of the stone work surface provides use as a breakfast bar, inset LED downlighters, exposed timber beams, full height radiator, double glazed windows to both rear and side aspect, panelled door providing access into:

## UTILITY ROOM

comprises a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer

and additional fridge/freezer, continuation of the herringbone wood effect flooring, inset LED downlighters, wall mounted oil fired boiler providing hot water and heating for the property, radiator, extractor fan, panelled glazed door leading out onto side access.

## ON THE FIRST FLOOR

### LANDING

with double glazed window to front aspect, radiator, inset LED downlighters, loft access with drop down ladder, panelled door providing access into airing cupboard housing hot water cylinder and fitted timber shelving, panelled doors providing access into respective rooms.

### PRINCIPAL BEDROOM SUITE

with wall mounted lighting, radiators, double glazed window overlooking garden, opening through into DRESSING AREA with panelled doors providing access to extensive built-in wardrobes fitted with railings and shelving, panelled door providing access into:

### ENSUITE SHOWER ROOM

which comprises of a three piece suite with large walk-in shower with wall mounted and ceiling mounted dual shower head system, low level w.c. with concealed dual hand flush, dual wash hand basins with hot and cold mixer tap, stylish and decorative tiled surround, storage cupboards fitted beneath wash hand basins, double set of panelled doors providing access into storage cupboard, shaver point, heated towel rail, tiled flooring, wooden upstand, extractor fan, inset LED downlighters, shutters providing covers for double glazed window to front aspect.

### BEDROOM 2

with fitted bookcases, radiator, double glazed window overlooking garden.

### BEDROOM 3

with radiator, double glazed window overlooking garden.

### BEDROOM 4

with wood panelling feature, radiator, double glazed window out onto front aspect.

### FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath taps with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, shaver point, fitted towel rail, tiled flooring, tiled upstands, inset LED downlighters, extractor fan, double glazed window to front aspect.

### OUTSIDE

To the front the property is approached off Six Mile Bottom Road via a tarmac drive leading onto a further gravelled driveway via a 5-bar gate with enough parking for a n extensive range of vehicles and is enclosed via fencing, bedded area, mature shrubs and trees. There is also a

concealed oil storage tank.

The property enjoys access from both sides of the property one via a high timber gate and the other wide side access houses two large timber storage sheds with one being a secure bike store which can be accessed via the front and the rear.

To the rear of the property is a carefully and cleverly landscaped tiered garden to suit both relaxing and entertaining starting with a paved patio area laid directly off the rear part of the property which is enclosed via raised timber sleepers some with paved topping and a set of brick steps leading onto the area which is principally laid to lawn and enclosed via a number of well stocked beds and mature shrubs and trees, set of timber steps lead up to sun deck which enjoys the south westerly aspect and most importantly enjoying the wonderful sunsets. Following the rear part of the garden round leads to a further raised timber decking area providing further outdoor seating area and also with children's climbing wall and slide, small pond, further steps created by timber sleepers lead up to a decked area which is enclosed by timber fencing and surrounded by a number of well stocked beds as well as further raised bedding ideal for home planting and growing of vegetables and other items. Set of paved steps lead up to a further paved area which is once again enclosed by timber sleepers and provides a further space for seating/outdoor furniture and also provides access to timber storage shed as well as the

### GARDEN ROOM

which is in three parts the first part accessed via a panelled glazed door leading through into the first room fitted with power and lighting and a wood effect flooring, double glazed window to side aspect, the other section is accessed via a set of panelled glazed double doors leading into another room once again fitted with power and lighting and wood effect flooring.

### AGENTS NOTES

Tenure - Freehold  
Council Tax Band - F  
Property Type - Detached House  
Property Construction - Brick and Block with External Render and Tiled Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 1878  
Parking - Driveway

### UTILITIES/SERVICES

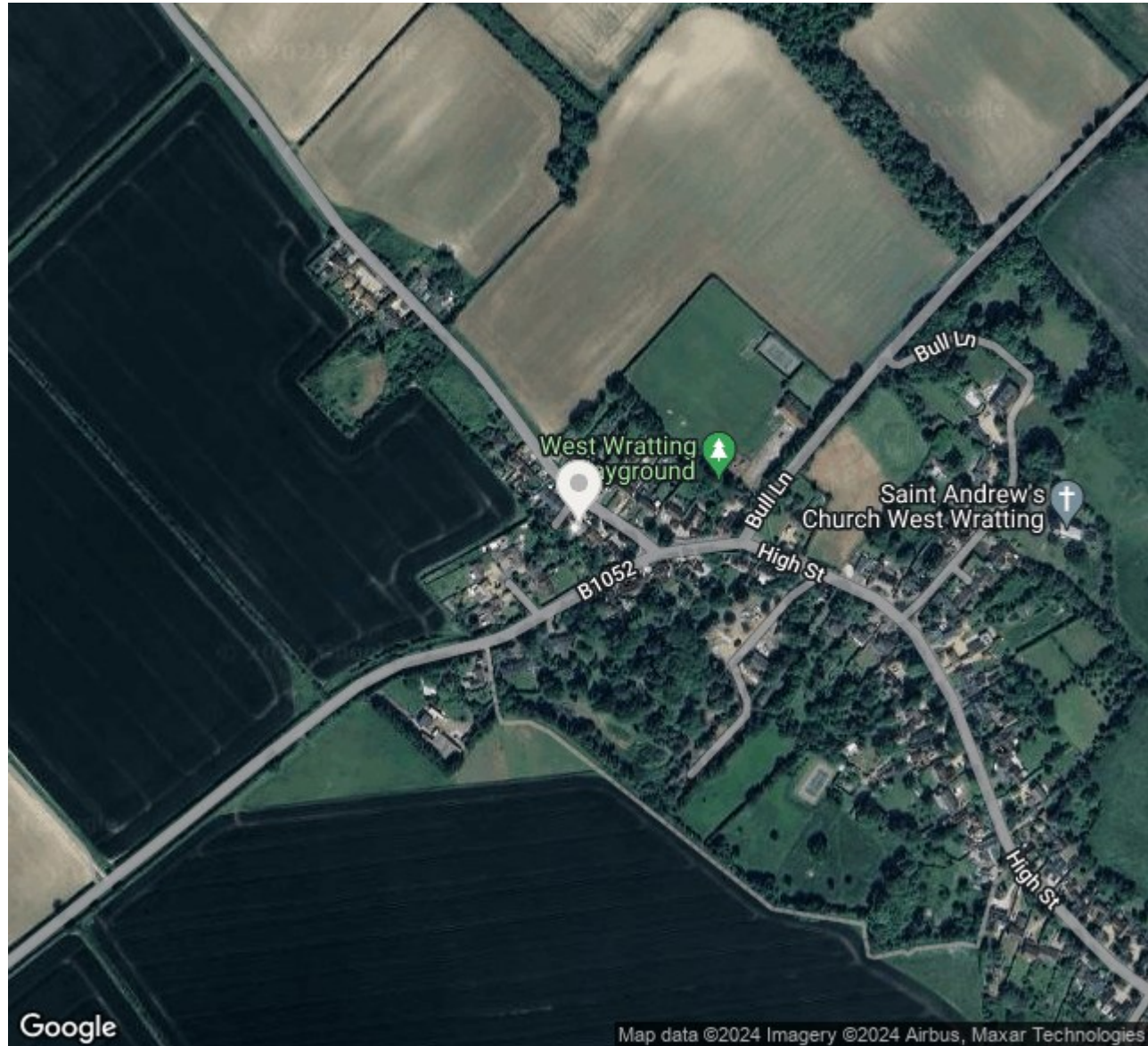
Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Oil Heating and Wood Burner  
Broadband - Fibre to the Property  
Mobile Signal/Coverage - Average  
Conservation Area - Yes





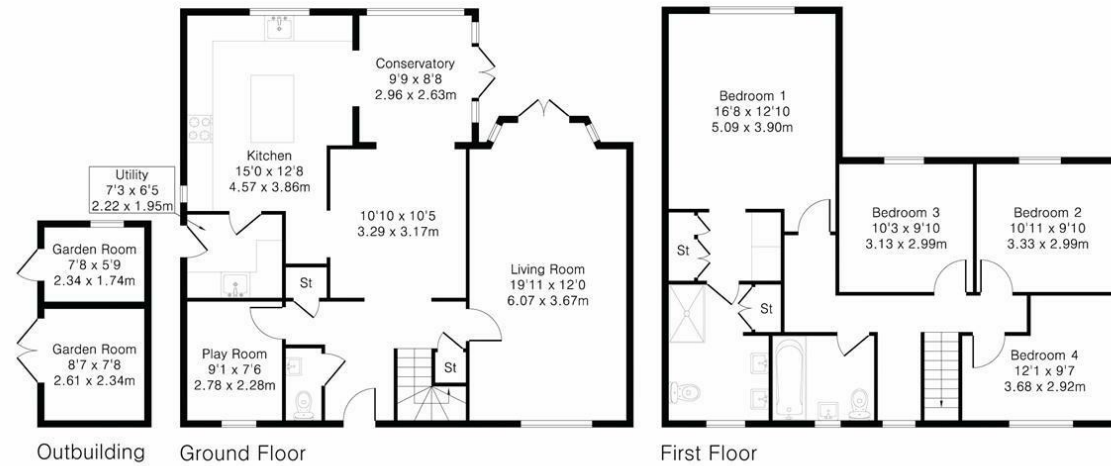
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>56</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 Local Authority - South Cambridgeshire District Council





Approximate Gross Internal Area 1878 sq ft – 175 sq m  
 Ground Floor Area 938 sq ft – 87 sq m  
 First Floor Area 826 sq ft – 77 sq m  
 Outbuilding Area 114 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

