



Church Road, Little Wilbraham, CB21 5LE

CHEFFINS

Church Road

Little Wilbraham,
CB21 5LE

- Established Detached Family Home
- Four Double Bedrooms
- L-Shaped Sitting Room
- Formal Dining Room
- Double Garage With Workshop
- Extensive Mature Gardens
- Prime Village Location
- Chain Free

A substantial detached family residence requiring sympathetic improvement and modernisation, offering exceptional potential for enhancement and expansion (STP). Set on a generous, mature plot with picturesque views of the church, the property enjoys a prime position in this highly sought-after South Cambridgeshire village, just moments from a range of excellent local amenities.

4 2 2

Guide Price £795,000





LOCATION

Church Road in Little Wilbraham offers a charming village setting combined with excellent accessibility and a range of nearby amenities, making it a highly desirable location for those seeking a blend of rural tranquility and convenience. Situated just six miles east of Cambridge, the village enjoys easy access to the city centre via the A1303 and A14, making it ideal for commuters. The nearby Cambridge North and Whittlesford Parkway railway stations provide direct links to London King's Cross and Liverpool Street, while the guided busway and park-and-ride services offer further convenient transport options. The area is well-served by local amenities in neighbouring villages, including a selection of pubs, shops, and services. The renowned Hole in the Wall gastro pub is a short stroll away, offering a popular spot for fine dining and socialising. For everyday essentials, the nearby village of Fulbourn offers a Co-op supermarket, pharmacy, and post office, while Great Wilbraham provides a local shop and primary school. Families benefit from access to highly regarded educational facilities, including Great Wilbraham CoE Primary School and the well-regarded Bottisham Village College, both of which are within easy reach. The area also offers a variety of recreational opportunities, with scenic walking and cycling routes through the surrounding countryside and nearby nature reserves, such as Wilbraham Fen. Despite its peaceful, rural charm, Church Road is well-connected, offering quick access to major road links such as the A11 and M11, making it an ideal location for those commuting to Cambridge, London, or beyond.

STORM PORCH

covering the double glazed entrance door leading into:

ENTRANCE HALLWAY

with coved ceiling, radiator, stairs rising to first floor accommodation with open understairs storage area, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, wall mounted uplighting, coved ceiling, window fitted with privacy glass out onto side aspect.

SITTING ROOM

which is divided into two sections via an L-shaped format with the main section benefiting from open fireplace with stone surround and hearth, coved ceiling, wall mounted lighting, radiator, large double glazed windows to both front and side aspect with set of glazed French doors leading out to side patio and leading through to a further area with a continuation of the coved ceiling, radiator, double glazed window to side aspect, set of panelled glazed double doors leading back into the entrance hall.

DINING ROOM

with coved ceiling, radiator, double glazed window overlooking garden, set of glazed French doors leading out onto side patio.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a rolltop work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring Neff electric hob with concealed extractor hood above, tiled splashback, space and plumbing for dishwasher, integrated microwave and oven, integrated full height fridge and freezer, further storage units include pantry store and cupboard housing base mounted oil fired boiler, tiled flooring, double glazed window to side and rear aspect, with panel glazed door leading through into:

UTILITY ROOM

with base mounted storage cupboard, rolltop work surface with inset sink with hot and cold mixer tap, space and plumbing for washing machine and dryer, tiled flooring, radiator, coved ceiling, double glazed window overlooking garden, panelled glazed doors leading out onto garden and Garage/driveway.

ON THE FIRST FLOOR**LANDING**

with coved ceiling, loft access, radiator, cupboard with fitted shelving, airing cupboard housing hot water cylinder, fitted timber shelving, double glazed window to side aspect with doors leading to respective rooms.

PRINCIPAL BEDROOM SUITE

with an extensive range of built-in wardrobes with fitted railings and shelving, coved ceiling, wall mounted uplighters, air conditioning unit inset into ceiling, wall mounted thermostat controls, radiator, double glazed window overlooking garden and church, wall safe with door leading through into:

ENSUITE BATHROOM

comprising of a four piece suite with panelled bath, separate hot and cold bath taps, tiled surround, shower cubicle with wall mounted electric Powershower, tiled surround, low level w.c., with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, heated towel rail, built-in cabinetry underneath the wash hand basin, wall mounted mirror, uplighting, shaver point, double glazed window fitted with privacy glass out onto front aspect.

BEDROOM 2

with coved ceiling, built-in wardrobes accessed via a set of double doors with fitted railings and shelving, radiator, air conditioning unit inset into ceiling, wall mounted thermostat control, double glazed window out onto side aspect.

BEDROOM 3

with built-in wardrobes accessed via double doors fitted with railings and shelving, radiator, coved ceiling, air conditioning unit set into ceiling, wall mounted thermostat controls, double glazed window to front aspect and overlooking the mature front garden.

BEDROOM 4

with coved ceiling, built-in wardrobes accessed via a set of double doors with fitted railings and shelving, radiator, air conditioning unit inset into ceiling, wall mounted thermostat control, double glazed window overlooking the garden and views over the adjacent church.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head and separate hot and cold bath taps, tiled surround, low level w.c., with hand flush, wash hand basin with

separate hot and cold taps, radiator, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

OUTSIDE

To the rear of the property is an extensive and well manicured garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, enclosed by some well stocked bedding, outside tap, continuation of the paved pathway hugs the property and leads to the side access door to the Garage and behind the garage is the oil tank which is screened by relevant trellising. The remainder of the garden has a number of well stocked beds dotted around both centrally and hugging the borders of the garden, centrally positioned is a set of block paving stoned area and steps leading up to the final tier of the garden and also creates a focal point to the space itself. To the very rear end of the garden is a timber summerhouse with paving in front and bordered and surrounded by some well stocked bedding, behind this area is a tidy and tucked-away composting area. The rear part of the garden is enclosed by stone and brick wall from the churchyard and is fairly low level to provide most striking views over this stunning village church.

To one side of the property is the aforementioned patio area led directly off the two reception rooms and once again provides a wonderful space to both relax and entertain and enjoys the afternoon sun and is bordered by once again some well stocked bedding with a small step down to the very private front garden which is principally laid to lawn and benefits from a number of mature shrubs and trees. Front garden itself is enclosed via some extremely mature beech hedging creating an excellent sense of privacy from the road to the front. The property itself is approached off Church Road via a dropped kerb leading onto a tarmac driveway with enough parking for several vehicles and is bordered via well stocked bedding and mature hedging. The driveway extends to the adjoining GARAGE with electric roller door and is fitted with power and lighting. workshop fitted with power and lighting, double glazed window overlooking garden, outside tap.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £795,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire



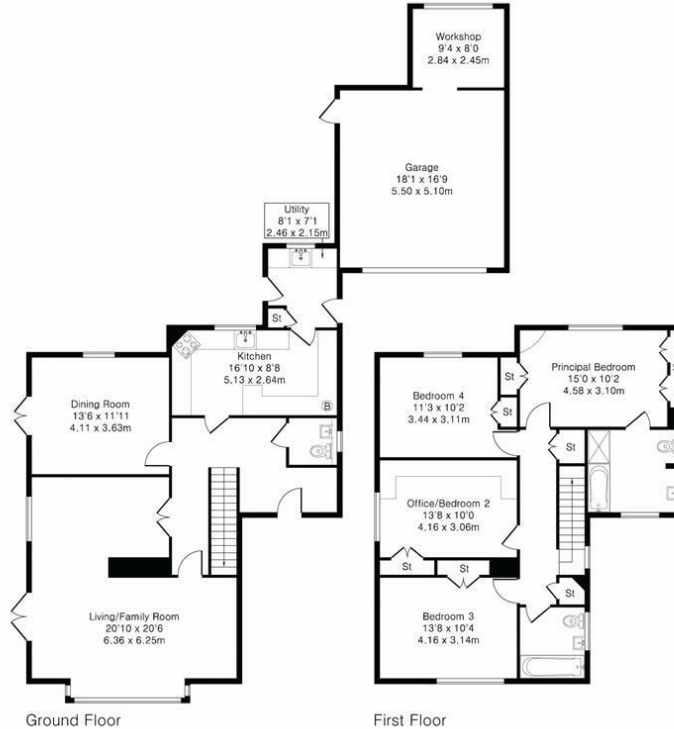


Approximate Gross Internal Area 1860 sq ft - 173 sq m

Ground Floor Area 971 sq ft - 90 sq m

First Floor Area 889 sq ft - 83 sq m

Garage Area 379 sq ft - 35 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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

