



Twentypence Road, Wilburton, CB6 3PX



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Residential sales, lettings & management

2 The Old Twentypence Inn  
Twentypence Road  
Wilburton  
Ely  
CB6 3PX

A substantial 6 bedroom detached house in a select private gated development of 5 houses with a double garage, private garden and rural views backing onto nearby a marina. Situated between Cottenham and Wilburton with access to local amenities such as schools and shops. Versatile accommodation over three floors.

- 6 large bedrooms
- 2 bathrooms and 2 shower rooms
- Large kitchen
- Versatile accommodation over three floors
- Double garage and parking
- Generous rear garden
- Superbly presented
- Underfloor heating
- Oak doors throughout

Guide Price £650,000



2 The Old Twentypence Inn is situated midway between Cottenham and Wilburton on the Twentypence Road, and is part of a select group of individual houses in a private gated development.

Wilburton is a charming village set in an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities.

Cottenham is a large and popular village situated about 6 miles north of Cambridge with a good road connection providing easy access to the A.14, M.11, Cambridge Science and Business Parks etc. The village is served with a good range of local facilities including a post office, butchers and bakers. There is a primary school, a village college for secondary education and leisure activities, doctor and dental surgeries.

**ENTRANCE HALL** 14' 3" x 12' 1" (4.34m x 3.68m) with double glazed door and windows to the front aspect, inset mat well. Oak wood flooring. Under stairs storage cupboard, further double door cupboard, housing boiler for LPG central heating. Underfloor heating. Stairs to first floor.

**KITCHEN** 10' 5" x 22' 2" (3.18m x 6.76m) Recently refitted large open plan kitchen with double glazed window to the rear of the property, and door to the side of the property. Fitted with a large range of 'shaker style' matching wall and base units under solid oak worktops, including a large larder cupboard and a range of pan drawers. There is a 1 1/2 bowl sink, which includes a boiling water tap. In the middle of the kitchen there is a large island with a granite work surface, integrated wine fridge a selection of drawers and cupboards and power. There is also a family sized integrated fridge and freezer, dishwasher, microwave and space for a double range-master oven with extractor hood. Tiled floor. underfloor heating

#### **BREAKFAST ROOM / FAMILY ROOM**

10' 5" x 6' 4" (3.18m x 1.93m) this room leads off the kitchen with a double glazed window to the front aspect.

Underfloor heating. Tiled floor

**DINING ROOM** 14' 1" x 8' 2" (4.29m x 2.49m) with double glazed French doors leading to the rear garden. Double doors leading to the hallway and double half glazed doors leading to the sitting room. Oak flooring and underfloor heating.

**SITTING ROOM** 12' 3" x 20' 7" (3.73m x 6.27m) A dual aspect room with double glazed window to the front and double glazed French doors to the rear. Oak flooring. Underfloor heating.

**CLOAKROOM** with low level WC and pedestal basin. Double glazed window to front aspect. Tiled floor. Underfloor heating.

**FIRST FLOOR LANDING** with double glazed window to front aspect. Radiator. Airing cupboard. Stairs to second floor.

**MASTER BEDROOM** 10' 8" x 13' 1" (3.25m x 3.99m) Dual aspect room with double glazed window to side and rear aspect. Radiator.

**DRESSING ROOM** 10' 8" x 7' 1" (3.25m x 2.16m) leading from the master bedroom. A selection of fully fitted wardrobes. Double glazed window to side aspect. Radiator.

**EN SUITE** Recently updated and improved with a bath with shower over. Low level WC. Basin with cupboard. Double glazed window to front aspect. Heated towel rail.

**BEDROOM 2** 12' 10" x 12' 1" (3.91m x 3.68m) double bedroom, with double glazed window to rear aspect. Radiator

**EN SUITE** Recently improved and updated shower room, with shower cubicle, basin with cupboard and low level WC. Double glazed window to rear aspect. Heated towel rail

**BEDROOM 3** 12' 5" x 8' 6" (3.78m x 2.59m) Double bedroom, with double glazed window to rear aspect. Radiator.



**BEDROOM 4** 12' 7" x 7' 10" (3.84m x 2.39m) Bedroom with double glazed window to front aspect. Large built in cupboards which has plumbing for washing machine and space for tumble dryer. Radiator.

**FAMILY BATHROOM** Recently updated and improved family bathroom. Paneled bath, low level WC, basin with cupboard underneath and vanity cupboard. Corner shower cubicle. Additional cupboards / storage. Double glazed window to side aspect. Heated towel rail.

**SECOND FLOOR LANDING**

**BEDROOM 5** 21' 2" x 12' 1" (6.45m x 3.68m) Double bedroom with a range of fitted wardrobes, drawers and shelving. Double glazed window to side aspect. Velux window to rear aspect. Radiator.

**EN SUITE** Recently refitted and improved en suite shower room. Shower cubicle, pedestal basin and low level WC. Heated towel rail.

**BEDROOM 6** 18' 7" x 12' 1" (5.66m x 3.68m) Double bedroom. Double glazed window to side aspect and 2 velux windows to the rear. Radiator.

**OUTSIDE** To front of the property there is open plan lawn area with a path to the front door.

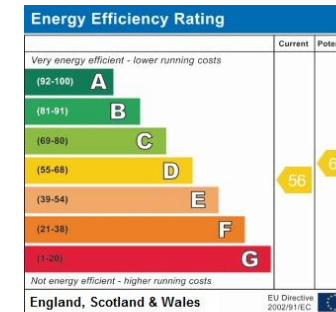
At the rear is the house there is a double garage with 2 up and over doors, and a side pedestrian door. Light and power are connected.

There is a gateway that leads to an enclosed area and path leading to side doorway into the kitchen. There is also a path to another gate leading into the rear garden. The garden is predominantly laid to lawn with a selection of mature plants and shrubs. The garden has recently been re fenced with 'colourfence', which enjoys no maintenance and a guarantee. There is also a generous secluded and sheltered patio area. Outside tap.

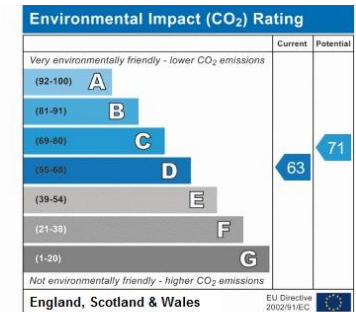
LPG tank is situated under the front lawn.

The property also benefits from a 4kw solar array completely owned by the freeholder. A solar iBoost is also fitted to provide hot water from solar power.

195 High Street, COTTENHAM, Cambridgeshire, CB24 8RX



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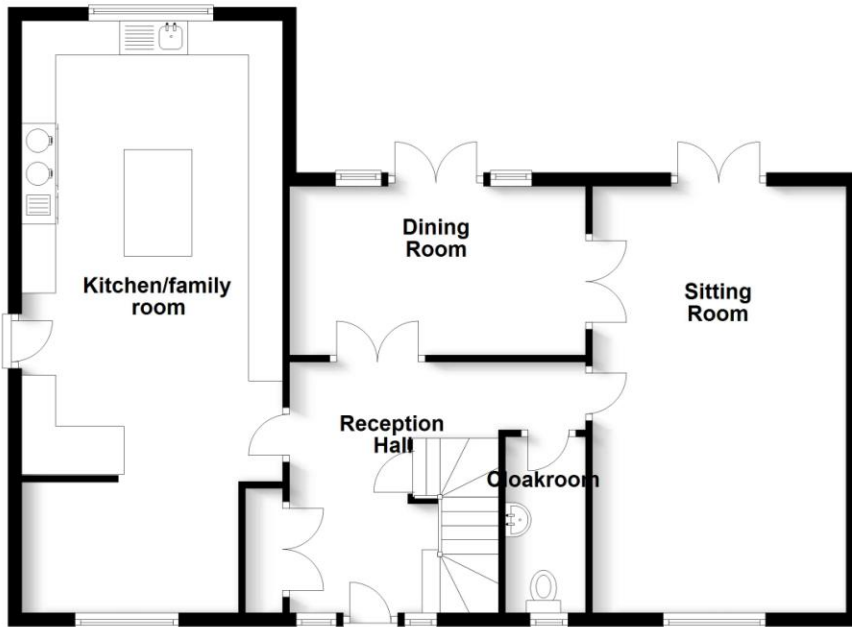
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**Ground Floor**

Approx. 85.1 sq. metres (915.6 sq. feet)



**First Floor**

Approx. 85.1 sq. metres (915.6 sq. feet)



**Second Floor**

Approx. 44.8 sq. metres (482.6 sq. feet)

