



High Street, Wrestlingworth, SG19 2EW

Asking price £950,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

\*\*\*CHAIN FREE\*\*\*

Nestled in the charming High Street of Wrestlingworth, this "Stunning" detached house is a true gem waiting to be discovered. Boasting three reception rooms, four bedrooms, and three bathrooms, this property offers ample space for comfortable living.

Spread across 3,574 Sq ft, and a 1/3 of an acre plot, this home exudes luxury and style at every corner. The parking area for up to 8 vehicles ensures convenience for you and your guests, making entertaining a breeze.

The accommodation offers not only large rooms but also offers a versatile layout with a study as well as a play room that could be used as a hideaway room for the children when having friends around. The kitchen at 24 ft with its luxury fitted appliance including a "Quooker" instant hot and cold water tap and Bi-Fold doors on to the great sized garden make this the real hub of the home. Upstairs there will be no arguing about who has the largest room as they are all larger than average double bedrooms and the bathrooms have a real "Wow" factor.

One of the standout features of this property is the 7500 litre Rainwater Harvester system, promoting sustainability and eco-friendliness. Additionally, the water softener guarantees a touch of luxury in your daily life. Downstairs there is underfloor heating supplied by the Air Source heating pump and upstairs has radiators.

Imagine relaxing to your favourite tunes with Yamaha speakers placed strategically around the home, creating the perfect ambiance for any occasion. The Canadian Cedar Wood cladding on the exterior adds a touch of elegance and character to the property, setting it apart from the rest.

Moreover, air conditioning in all bedrooms and the Kitchen/Family Room ensures that you stay comfortable all year round, no matter the weather outside.

Wrestlingworth is a quiet village situated on the border of Bedfordshire and Cambridgeshire giving great access for the A1 and also Cambridge is within a 25 minute drive.

Viewing is a must.





**Entrance Hall**  
21'2 x 18'10 (6.45m x 5.74m)

**Cloakroom**

**Sitting Room**  
20'2 x 14' (6.15m x 4.27m)

**Plant/Boot Room**  
12'9 x 11'10 (3.89m x 3.61m)

**Study**  
12'7 x 9' (3.84m x 2.74m)

**Play Room**  
16'3 x 9'1 (4.95m x 2.77m)

**Kitchen/Family Room**  
24'2 x 21'10 (7.37m x 6.65m)

**Utility Room**  
12'9 x 8'11 (3.89m x 2.72m)

**First Floor**

**Large Landing**

**Bedroom One**  
19'3 x 10'8 (5.87m x 3.25m)

**Dressing Room**  
15'5 x 9'4 (4.70m x 2.84m)

**En Suite**

**Bedroom Two**  
18'9 x 10'9 (5.72m x 3.28m)

**En Suite**

**Bedroom Three**  
18'2 x 9'6 (5.54m x 2.90m)

**Bedroom Four**  
14'6 x 11'11 (4.42m x 3.63m)

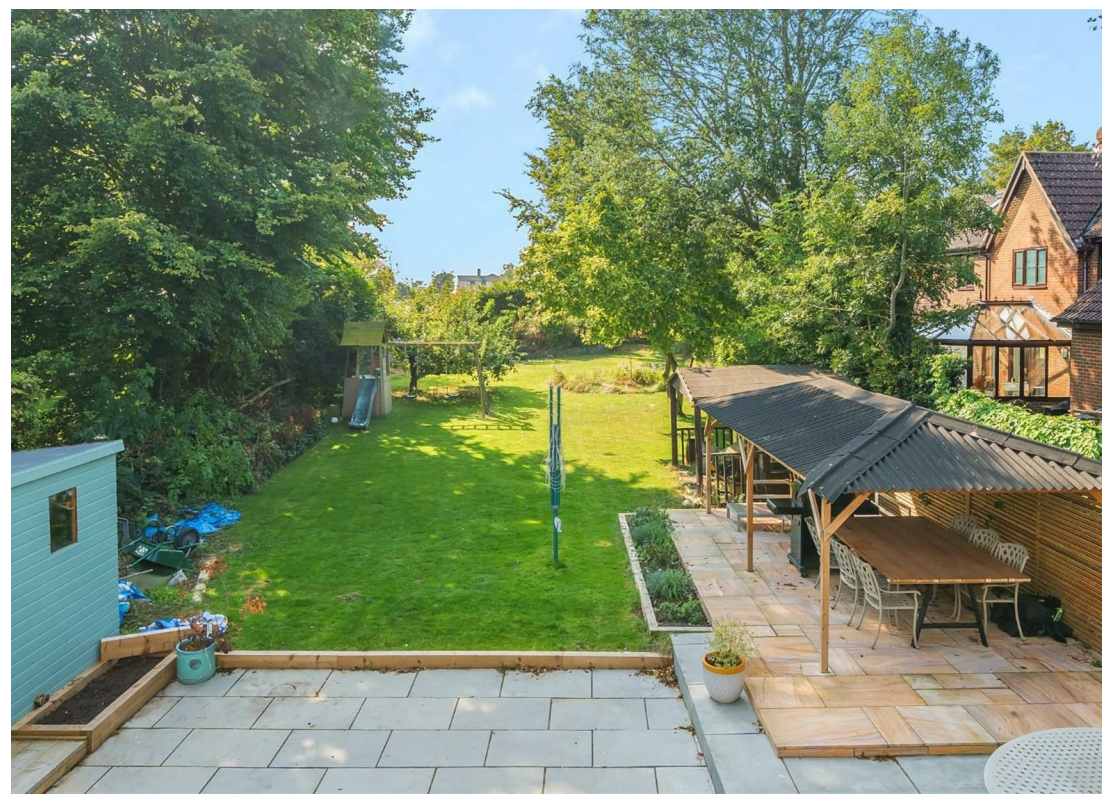
**Family Bathroom**

**Outside**

**Rear Garden**

**Front Garden**

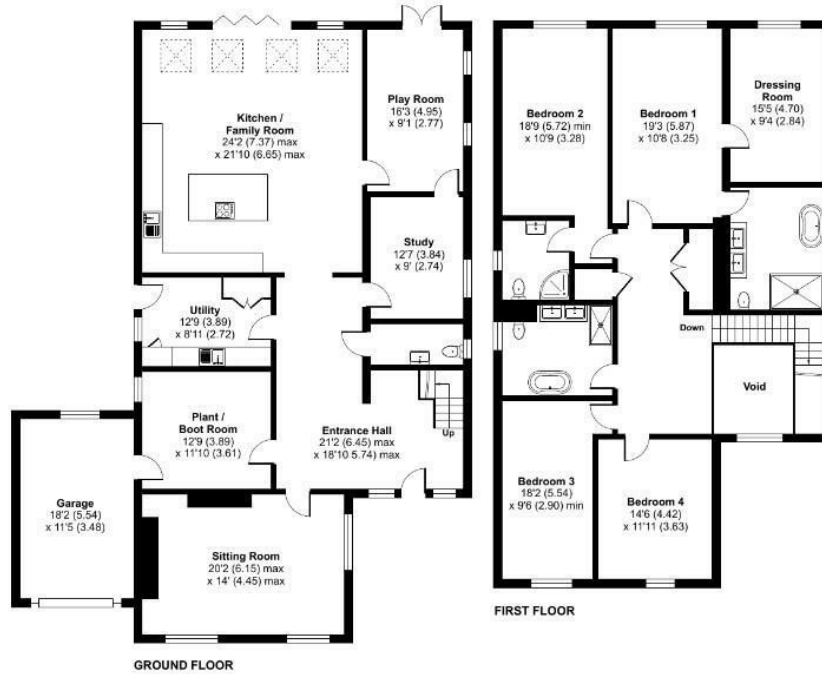
**Garage**



# High Street, Wrestlingworth, Sandy, SG19

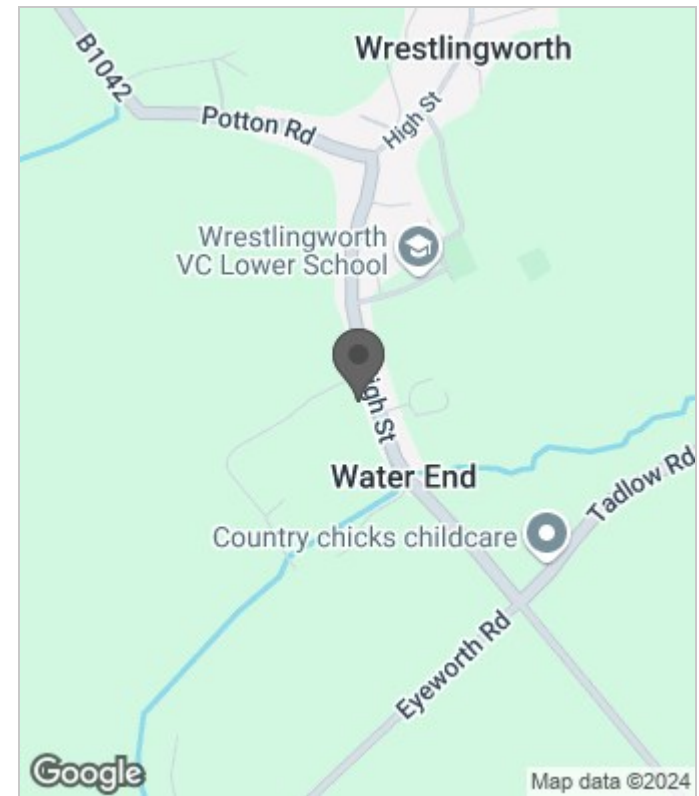
Approximate Area = 3574 sq ft / 332 sq m (excludes void)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/chem 2024. Produced for Latcham Dowling Ltd., REF: 1188091



## Energy Efficiency Rating

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

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