



MILL ROAD, GREAT WILBRAHAM, CB21 5JW

OIEO: £800,000

GAVIN HUMAN

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This unique and immaculate three bedroom detached family home offers a stunning 3 bedroom 'main' house, as well as an equally impressive one bedroom self contained annexe. The property is set back from the road and tucked behind a gate and mature hedging ensuring privacy on the fringe of the village.

The current owners have spared no expense to renovate and modernise the original property and have successfully extended to creating a purpose built annexe.

To book your viewing call Gavin Human: 07388 057789.



- Modernised and refurbished to a high standard throughout
- Ideal for multi-generational living with an independent annexe
- Open plan living to the main accommodation
- Three double bedrooms: two with en-suite
- Office / fourth bedroom
- Annexe with open plan living plus double bedroom
- Over 2000 sqft of accommodation.
- Modernised and extended
- Private garden and ample parking



Open plan sitting area

Open plan kitchen



Open plan diner

Open plan kitchen





Principal bedroom with en suite

Fourth bedroom / office



Second bedroom with en suite

Family bathroom





There is also an independent entrance door to the **ANNEXE** that allows it to be its own distinct property. This leads you straight into the open plan accommodation, which enjoys ample natural light from the triple aspect windows and comprises a **SITTING AREA** with open plan **FITTED KITCHEN**. From the kitchen area there is access to a **UTILITY ROOM** with useful storage, and plumbing for a washing machine.

The **MAIN BEDROOM** enjoys a dual aspect over the rear garden and a spacious **EN-SUITE WET ROOM**.

There is also a **CLOAKROOM** with WC and hand basin.



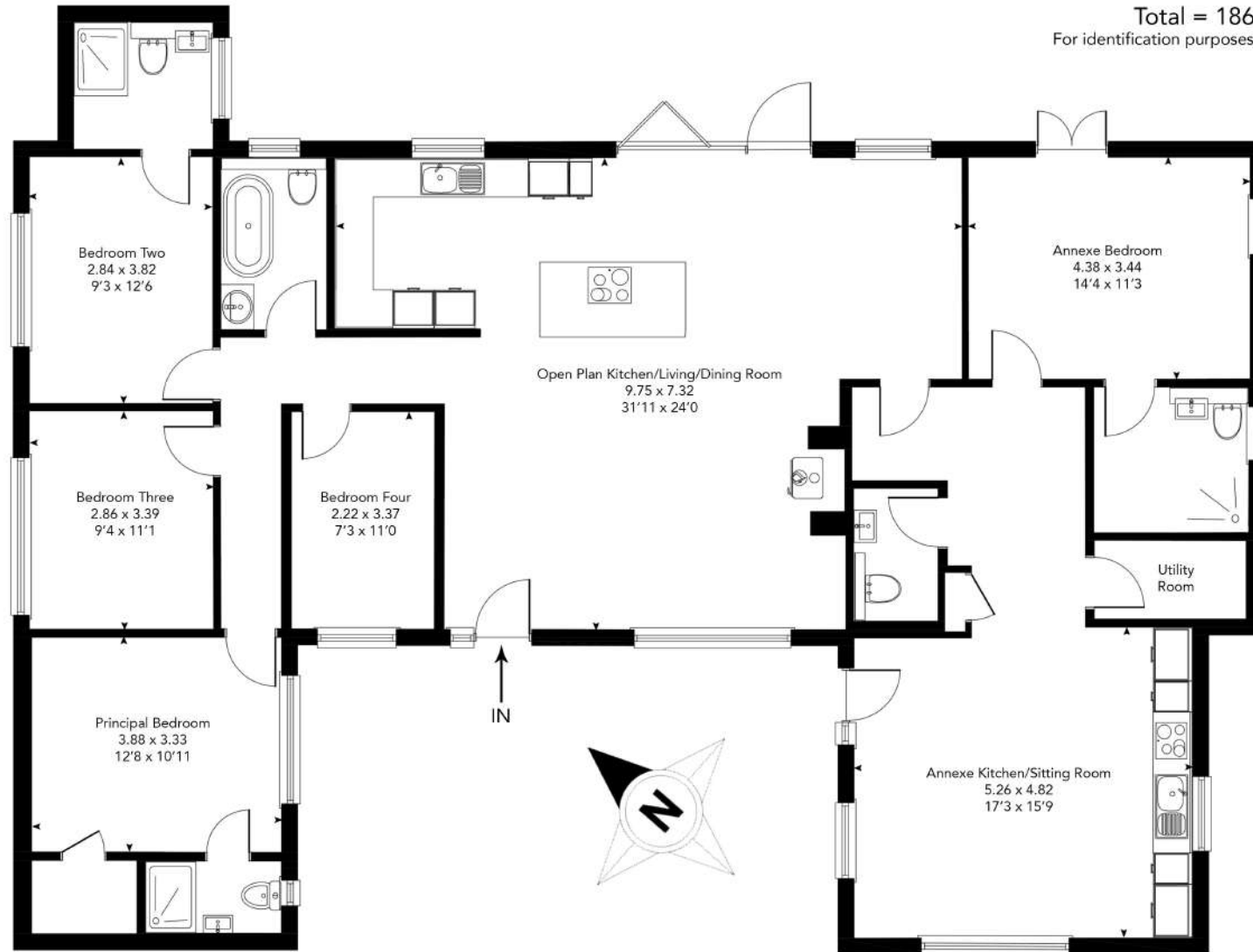


Approximate Gross Internal Area = 125 m² / 1345.5 ft²

Annexe = 61 m² / 656.5 ft²

Total = 186 m² / 2002 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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KEY INFORMATION

Property Type	Detached Bungalow with Annexe
Bedrooms	Three / four bedrooms in main property, one double bed in annexe
Council Tax	Main House D - Annexe A
Square footage	House 1345 sqft Annexe 656sqft Total 2002
EPC Rating	D
Age	1970
Last sold date	2015
Title Number	CB399982
Plot size	0.30acres (STS)
Heating	Oil Fired Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	South Cambs District Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	Yes

CONNECTIVITY

Standard	19 mbps
Superfast	1800 mbps
Ultrafast	NA mbps

Cable/Satellite TV availability	
BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Amber
3 (Three)	Amber
O2	Green
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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TRANSPORT (NATIONAL)

National Rail Stations

Dullingham	4.34 miles
Cambridge North	5.06 miles
Cambridge	5.42 miles

Trunk Roads/Motorways

M11 J9	9.44 miles
M11 J10	8.41 miles
M11 J11	7.2 miles
M11 J12	8.09 miles

Airports/Helipads

Cambridge airport	3.95 miles
Stansted airport	20.84 miles
Luton airport	34.84 miles

TRANSPORT (LOCAL)

Bus stops

Church Street	0.1 miles
Angle End	0.35 miles
Toft Lane	0.26 miles

SCHOOLS

Primary

Great Wilbraham CofE Primary Academy	0.38 miles
Bottisham Community Primary	2.02 miles
Fulbourn Primary	2.05 miles

Secondary

Bottisham Village College	2.39 miles
The Leys (Private)	7.5 miles

10 year history of average house prices by property type in PE15

Detached	+71.83%
Semi-Detached	+69.24%
Terraced	+60.25%

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