The Scholars

Little Wilbraham, Cambridge





Nestled in a picturesque hamlet south east of the city, this exceptional school conversion seamlessly blends historic character with contemporary elegance.



Summary of accommodation

Main House

Ground floor: Kitchen/dining room | Sitting room | Two bedrooms | Study | Utility room | Family bathroom

First floor: Three further bedrooms | Shower room | Balcony

SITUATION

Situation

(Distances and times are approximate).

- Little Wilbraham is a charming village surrounded by beautiful countryside, ideal for walks, cycling, and exploring.
- There is a local gastro pub which serves excellent food 'The Hole in the Wall'.
- In the next village of Great Wilbraham you will find a local store, post office, primary school, dentist and village pub.

This exceptional home is just six miles east of Cambridge, perfectly positioned between the A1303 and the A11.

It's approximately 14 miles to Newmarket, and local schooling is available in nearby Great Wilbraham.





The Scholars

Step through the original entrance door to a stunning main hall/living room with a vaulted ceiling and window lights that flood the room with natural light. Oak panelled walls and chimney breast provide the perfect setting for the open fireplace, while the mezzanine level, currently serving as the principal bedroom, features wooden floors and window lights set to the roof line.

The inner hallway with underfloor heating and flagstone floor gives access to two single bedrooms served by a unique bathroom with an entire glass ceiling, allowing for abundant natural light. A freestanding bath is positioned beneath a striking gothic window, complemented by a separate shower enclosure.

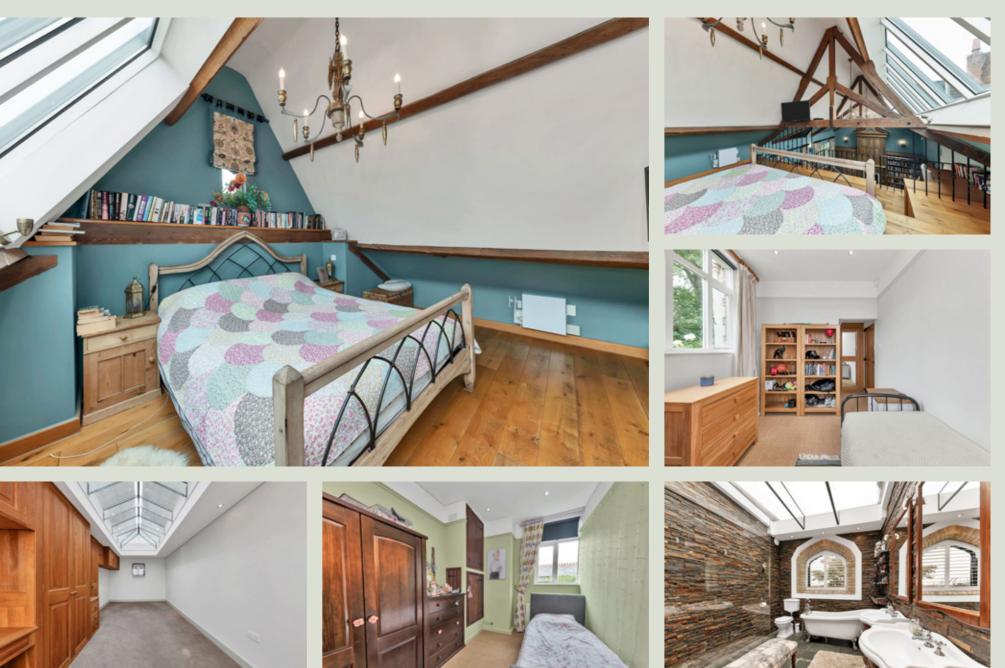
The hallway leads to a bespoke kitchen, a centrepiece of the home. Partially panelled walls and flagstone flooring flow throughout, with an oil-fired AGA set into a chimney breast and a Sub Zero fridge freezer.

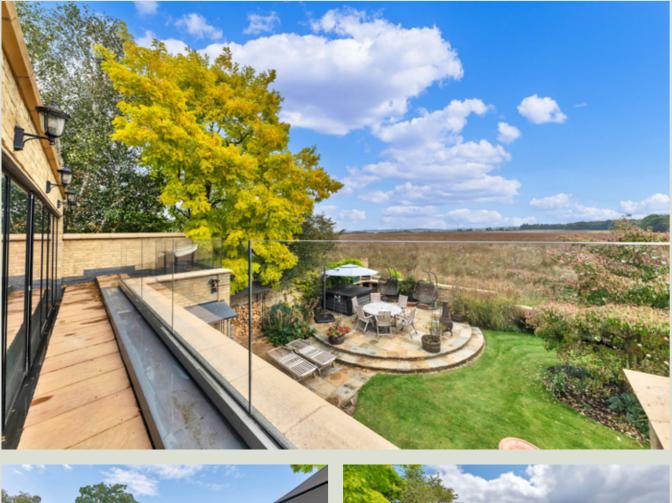
The dining area, with a lantern light, features a wood burner and a separate fireplace. Doors and windows open onto the side garden. A stunning large central island with a solid wood countertop serves as a breakfast bar and workspace, complete with an inset sink. Off the inner hallway, a versatile study features a frosted glass wall overlooking the dining area and a glass staircase leading to the first-floor landing. It is bathed in natural light thanks to a fully glazed wall and doors giving access to a sun terrace overlooking the garden.

The first-floor shower room, with an overhead lantern, echoes the home's impeccable styling with bespoke tiling and a shower unit. Two additional bedrooms, one featuring custom-built furniture, each benefiting from glass-pitched ceilings complete the first-floor accommodation.



BEDROOMS AND BATHROOMS











FLOORPLANS

Approximate Gross Internal Floor Area Total Area: 229.6 sq.m / 2,471.1 sq.ft







First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outside

The front of the property is immaculately presented, with walls and pillars to electric gates. A pedestrian gate with a security code ensures privacy, while the driveway offers parking for two vehicles. Beautifully manicured lawns extend around the front and side of the property, with thoughtfully designed flower borders, a raised deck, and an entertainment area offering picturesque views of the surrounding farmland. A brick-built store with a slate roof provides convenient garden storage.

Property Information

Tenure: Freehold. Services: Mains electricity, water and drainage. Oil fired AGA, air source heat pump. Local Authority: South Cambridgeshire District Council Council Tax: D EPC: F

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Cambridge 20 Station Road Cambridge CB1 2JD

Michael Houlden 01223 972910 michael.houlden@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated September 2024. Photographs and videos dated September 2024

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.