

# 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

(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.







## FLOORPLANS

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



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.

## PROPERTY INFORMATION

### 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.





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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.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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