



**Amberside, Stretham Station Road,
Wilburton, Ely, Cambridgeshire CB6 3QD**

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A particularly spacious eight bedroom detached bungalow with potential for other uses such as equestrian which lies in a rural position on a plot in excess of 2.2 acres.

- Detached Single Storey Property
- Previously Used as a Care Home
- Eight Bedrooms
- Two Living Areas
- Large Kitchen/Dining Room
- Three Bathrooms
- Approximate 2.2 Acre Plot with Potential for Redevelopment including Equestrian
- Over 3000 sq ft of Accommodation (STS)
- No Upward Chian

Guide Price: £450,000



WILBURTON is a charming village set on 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. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

ENTRANCE HALLWAY

KITCHEN/DINING ROOM 20'9" x 20'7" (6.33 m x 6.27 m)

BEDROOM SIX 15'6" x 14'2" (4.73 m x 4.32 m)

BEDROOM EIGHT 14'0" x 11'5" (4.26 m x 3.48 m)

LOUNGE ONE 13'6" x 12'4" (4.11 m x 3.76 m)

BEDROOM SEVEN 17'9" x 11'11" (5.40 m x 3.63 m)

BATHROOM ONE

UTILITY ROOM

BEDROOM FIVE 11'11" x 10'4" (3.63 m x 3.15 m)

LOUNGE MAIN 19'8" x 18'10" (5.99 m x 5.75 m)

BEDROOM THREE 13'8" x 11'9" (4.16 m x 3.57 m)

BEDROOM TWO 15'8" x 12'6" (4.77 m x 3.80 m)

BEDROOM ONE 24'2" x 20'11" (7.36 m x 6.37 m)

BATHROOM TWO

BATHROOM THREE



EXTERIOR The plot extends to approximately 2.2 acres (STS) and is surrounded by open fields and farmland. Beyond the garage, the plot is grassed and also offers potential for a paddock. To the rear and side of the accommodation there is ample off street parking.

The property is located in the east side of Stretham Station Road, close to the junction with Red Fen Road, opposite and adjacent to a variety of residential and commercial properties and surrounded by open fields to the rear and side. The property lies to the east of the main village of Wilburton and approximately half a mile north of the village of Stretham, which offers a range of local amenities. The nearby A10 trunk road gives access to Ely (north) and Cambridge (south).

Tenure The property is Freehold

Council Tax Band F **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref GVD/7022





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.