



Wilburton Road, Haddenham, CB6 3SX

**CHEFFINS**



## Wilburton Road

Haddenham,  
CB6 3SX

- Substantial Detached Family Home
- 3 Reception Rooms & 4 Bedrooms
- Plot of Approximately 2 Acres (STS)
- Successfully Run as Caravan Park
- Range of Outbuildings
- Southerly Aspect with Far Reaching Views Towards Cambridge
- Rarely Available

A substantial detached family home occupying a plot of approximately 1.73 acres (sts) with a southerly aspect and having attractive far reaching countryside views towards Cambridge. Includes 4 bedrooms, 3 reception rooms, variety of outbuildings and land that has been successfully used as a caravan park.

Viewing is highly recommended to fully appreciate such a rarely available property.

4 2 4

Guide Price £850,000





## LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctors surgery, butchers, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.



## ENTRANCE HALL

With door to front aspect, radiator, stairs to first floor.

## LIVING ROOM

With double glazed bay window to front aspect, radiator, feature fireplace, double doors opening to: kitchen/dining room.

## SEWING ROOM

With double glazed window to front aspect, feature multi-fuel burner, radiator.

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen area with 1 1/4 ceramic sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, space for Rangemaster style cooker with extractor hood above, plumbing for utilities, double glazed window to side aspect, breakfast bar, log burning stove.

Dining area with double glazed window and French doors to rear garden, radiator.

## INNER HALLWAY

With double glazed window to side aspect, radiator.

## UTILITY ROOM

With stainless steel sink unit and drainer, fitted with worktops, plumbing for utilities, window to side aspect, radiator, oil fired boiler.

## CLOAKROOM

With low level WC, radiator, window to side aspect.

## OFFICE

With window to side aspect, radiator.

## SITTING ROOM

With window to side aspect, wood burning stove, door through to:

## GARDEN ROOM

## BEDROOM 1

With window to rear aspect with far reaching attractive countryside views, 2 further windows, 2 radiators, fitted wardrobes.

## ENSUITE

With shower cubicle with drench size shower head, low level WC, wash hand basin, heated towel rail, staircase to ground floor.

## INNER HALLWAY

With window to rear aspect, radiator.

## BEDROOM 3

With window to side aspect, built-in storage cupboard, access to loft.

## FURTHER INNER HALLWAY

With window to side aspect, radiator, fitted cupboards.

## FIRST FLOOR LANDING

With double glazed window to front aspect, radiator, access to loft.

## BEDROOM 4

A dual aspect room with double glazed windows to front and rear aspects with attractive rear views, radiator, fitted wardrobes.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## FAMILY BATHROOM

With suite comprising panel bath with drench size shower head above, low level WC, bidet, wash hand basin, radiator, double glazed window to side aspect, airing cupboard housing hot water tank.

## OUTSIDE

The property is accessible via secure electric gates with extensive gravel driveway leading to a 5-bay garage (2 with electric rollover doors, power and light connected and 3 open) providing ample off road vehicular parking.

Directly to the rear of the property you will find a formal garden with lawn and water feature, low level hedgerow. The garden benefits from a number of outbuildings including timber bird aviaries and adjoining storage, timber workshop, timber summerhouse (currently housing hot tub jacuzzi), purpose built dog run on solid concrete foundations and covered pole barn. The garden faces in a southerly aspect and is surrounded by neighbouring farmland and offers spectacular views towards Cambridge.

The plot in total boasts approximately 2 acres and has successfully been run as a caravan park with 5 pitches, each pitches having electric and water. The caravan park is accessible via gated access with a gravelled road and secure low level fencing.

The site is ideal for those with smallholding interests or someone who is looking to develop the land further from a commercial aspect (subject to planning).

## MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - E

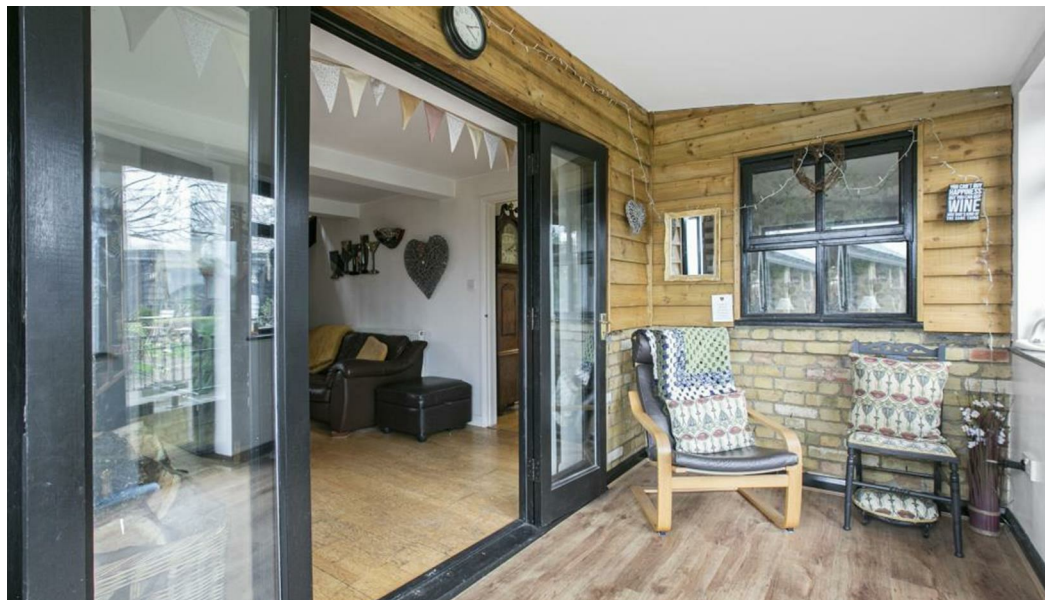
## AGENTS NOTE

The west and rear walls of the main building together with all the walls of the two storey rear wing were underpinned in 1984. The rear two storey barn was converted into living accommodation in 1996 and we understand was underpinned as part of the conversion works. Subsequent Structural Engineer's reports carried out in 1994, 1997 and 2010 confirmed that there were no signs of any ongoing movement. Further details are available upon request.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £850,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District

Council





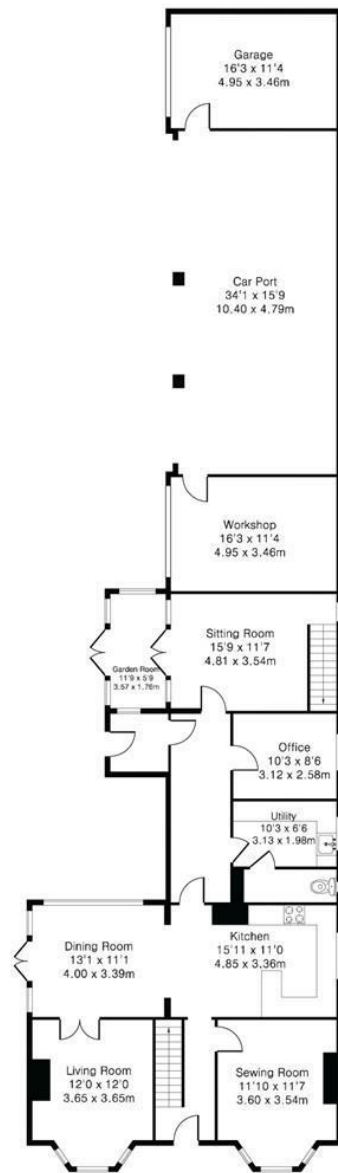










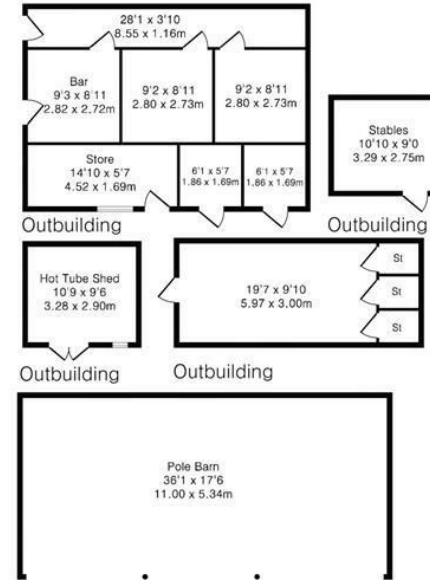


Ground Floor

Approximate Gross Internal Area 3986 sq ft – 370 sq m  
 Ground Floor Area 1352 sq ft – 126 sq m  
 First Floor Area 1025 sq ft – 95 sq m  
 Garage Area 373 sq ft – 35 sq m  
 Outbuilding Area 1609 sq ft – 149 sq m



First Floor



Outbuilding

