



Stretham Road, Wilburton, CB6 3RY

**CHEFFINS**



# Stretham Road

Wilburton,  
CB6 3RY

6 4 4

**Guide Price £695,000**

- Detached House And Annex
- 4 First Floor Bedrooms (1 Ensuite)
- 1 Ground Floor Bedroom with Ensuite
- 3 Reception Rooms
- Kitchen/Dining Room & Study
- Adjoining 1 Bedroom Flat (Potential for Rental Income)
- Driveway & Gardens/Countryside Views to Front
- Freehold/EPC D (House) C (Annex)/ Council Tax D

HOUSE AND ANNEXE. An extended and versatile 5 bedroom detached home with adjoining 1 bedroom flat. The substantial accommodation comprises on the ground floor within the house, entrance hall, cloakroom, kitchen/dining room, study, separate dining room, lounge opening into garden room, family room and bedroom with ensuite. On the first floor there are 4 further bedrooms (master with ensuite) and family bathroom. The adjoining flat can either be interconnecting with the house or accessed separately from its own entrance and comprises entrance hall with stairs up to a spacious open plan living/kitchen, separate double bedroom and shower room. Outside there is an extensive driveway and well maintained gardens. The property is situated in a semi rural location between Wilburton and Stretham and has attractive views to the front across farmland.

To fully appreciate the layout and extent of accommodation a viewing is highly recommended.





## LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London.



## ENTRANCE HALL

With large glazed screens and door to front aspect, stairs to first floor, engineered oak flooring, contemporary vertical radiator.

## CLOAKROOM

With low level WC, pedestal hand wash basin, radiator.

## KITCHEN / DINING ROOM

Fitted with a wide range of wall and base level storage units and drawers with granite work surfaces and 2 undermounted sinks, pop-up socket, breakfast bar, plumbing for dishwasher, electric side-by-side ovens, induction hob and extractor hood, 2 double glazed windows and doors into gardens, radiator.

## BOILER ROOM

With oil fired central heating boiler, plumbing for washing machine, hot water cylinder.

## STUDY

With double glazed window to side aspect, engineered oak flooring, radiator.

## DINING ROOM

With large double glazed window to front aspect, engineered oak flooring, fireplace (not used), radiator.

## LOUNGE

With large double glazed windows to front aspect, wood burning stove with brick hearth and timber surround, fitted bookshelves, radiator. Opening to:

## GARDEN ROOM

With bi-fold doors into rear courtyard garden, engineered oak flooring, radiator.

## INNER HALL

With engineered oak floor, fitted solid oak bookshelves. Door into hallway serving the flat.

## FAMILY ROOM

With double glazed window to front aspect, radiator.

## BEDROOM 5

With double glazed window to rear aspect, engineered oak flooring, radiator. Door into the hall serving the flat.

## ENSUITE

With pedestal hand wash basin, low level WC, shower cubicle, double glazed window to side aspect, radiator.

## FIRST FLOOR LANDING

With double glazed windows to front and side aspects, built-in linen cupboard, radiator.

## BEDROOM 1

With double glazed window to front aspect having an attractive view across countryside, radiator.

## ENSUITE

With double glazed window to side aspect, pedestal hand wash basin, low level WC, shower cubicle, heated towel rail.

## BEDROOM 2

With double glazed window to front aspect having an attractive view across countryside, access to loft with pull-down ladder, radiator.

## BEDROOM 3

With double glazed windows to both sides, access to loft, radiator.

## BEDROOM 4

With double glazed window to side aspect, radiator.

## ADJOINING FLAT

The flat is interconnecting with the main house through the inner hall and ground floor bedroom, however, if these doors were locked, the flat would become independent.

## ENTRANCE HALL

With door to outside, stairs to first floor, doors into main house inner hall and ground floor bedroom, radiator.

## FIRST FLOOR LANDING

With double glazed window to side aspect, radiator.

## KITCHEN / LIVING ROOM

With double glazed window to front aspect overlooking open countryside. Kitchen area fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven and hob, stainless steel sink unit and drainer, plumbing for washing machine, further double glazed window to side aspect, radiator.

## BEDROOM

With double glazed window to rear aspect, storage alcoves with one housing the hot water cylinder, access to loft, radiator.

## SHOWER ROOM

With pedestal hand wash basin, low level WC, shower cubicle, double glazed window to side aspect, radiator.

## OUTSIDE

There is an extensive gravelled driveway with storage sheds, providing ample off street parking. There is an electric charging point on the front of the house. The majority of the garden is to the side of the property and is enclosed by fencing and includes a lawn, patio with timber built pergola with grape vine, planted beds including a vegetable area, children's climbing frame/swing/slide, garden sheds. To the rear of the property there is an enclosed courtyard style garden which is a combination of paving, decking and shingle and is accessed from the kitchen and garden room and provides an attractive and sheltered outdoor dining area.

## AGENT NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached

Property Construction - Assumed to be traditional with a slate roof.

Number & Types of Room - Please refer to the floorplan.

Square Footage - According to the EPC the main house is 2,173 sq feet and the annex is 462 sq feet.

Parking - Driveway

Utilities / Services

Electric Supply - Mains

Gas Supply - None

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil fired radiator heating.

Broadband Connected - Yes

Broadband Type - The vendor informs us that there is fibre connected to the property.


Mobile Signal/Coverage - According to ofcom.org.uk mobile coverage is indicated to be 'Good' for three out of four of the main providers checked.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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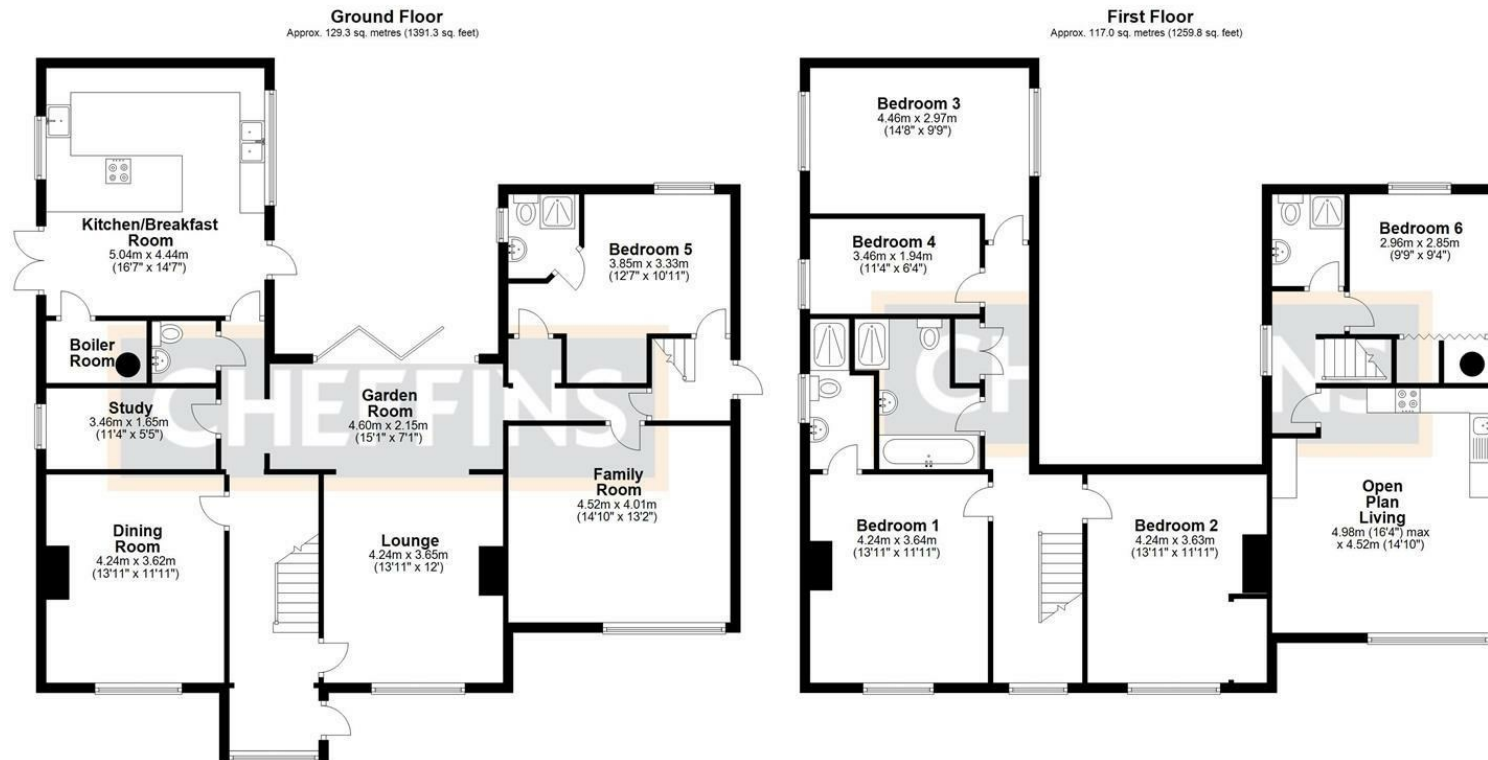
Council Tax Band - D

Local Authority - East Cambridgeshire

District Council







Total area: approx. 246.3 sq. metres (2651.0 sq. feet)





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.