



Main Street, Wentworth, CB6 3QG

**CHEFFINS**

## Main Street

Wentworth,  
CB6 3QG

- Period Thatched Cottage
- 2/3 Reception Rooms
- 3/4 Bedrooms
- Thatched Garage & Separate Outbuilding/Garage/Workshop
- Plot of Approx. 0.68 of an Acre (STS)
- Ideal for Self-Sufficient Living / Small Holding Interest
- Picturesque Hamlet Location
- Freehold / Council Tax Band E / EPC Rating E

A picture postcard period thatched cottage, dating back to the 1500's, with oversized thatched garage and separate garage/workshop, situated within a pleasant hamlet location, boasting a plot of approximately 0.68 of an acre (sts) south facing garden and being ideal for those with self-sufficient living or smallholding interests. There is no upward chain and viewing is highly recommended.

4 1 2

**Guide Price £795,000**





## LOCATION

Wentworth is a picturesque hamlet situated approximately 4 miles west of Ely just off the A142 with a 12th Century Norman church at it's focal point. Village amenities, together with schooling are situated at Sutton, Witchford and Wilburton with a full range of shopping, schooling, domestic facilities etc. available at the Cathedral City of Ely. Ely also has a mainline rail service to London via Cambridge (15 miles) and recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants



## ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, inset mat well, radiator.

## KITCHEN

With 1 1/4 ceramic sink and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric double oven, 5-ring electric hob, tiled splashback, double glazed window to side aspect, integral dishwasher, opening through to:

## UTILITY AREA

With space for freestanding fridge/freezer, oil fired boiler, double glazed window to side aspect.

## DINING ROOM

With 2 double glazed windows to side aspect, one of which is a bay window, double glazed French doors to rear garden, 2 radiators.

## CLOAKROOM / UTILITY

With low level WC, inset butler sink, plumbing for utilities, double glazed window to side aspect, tiled flooring.

## LOUNGE

A triple aspect room with double glazed windows to front, side and rear aspects, feature multi-fuel burner with brick surround, exposed beam.

## BEDROOM 4 / STUDY

With 2 double glazed windows to side aspect, radiator, exposed beams.

## FIRST FLOOR LANDING

Split levels with access to loft, double glazed window to side aspect, radiator.

## BEDROOM 1

A dual aspect room with double glazed window to rear and side aspects having attractive garden views, 2 radiators, fitted wardrobes, wash hand basin.

## BEDROOM 2

A dual aspect room with double glazed window to front and side aspects, fitted wardrobes, radiator, exposed beams.

## BEDROOM 3

With double glazed window to side aspect, fitted double wardrobe, radiator, exposed beam.

## BATHROOM

With suite comprising bath with separate shower cubicle, low level WC, pedestal hand basin, double glazed window to side aspect, airing cupboard housing hot water tank.

## OUTSIDE

The property is accessible via a double wrought iron gates leading to a gravel driveway and thatched single garage providing ample off road vehicular parking. The rear garden extends to a plot of approximately 0.68 of an acre (sts) which has been well designed with formal garden to front with established lawn, mature plants and shrubs, extending to a chicken run, purpose built garage/workshop/outbuilding

with power and light connected. There is an orchard area to rear with a variety of fruit trees. The plot backs onto surrounding farmland and viewing is highly recommended.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

## AGENTS NOTE

In 2009 under an insurance claim structural repair work was carried out to the property. The work was necessary due to movement which had occurred between the original part of the house and the later extension and was found to have been caused by root induced clay shrinkage. Structural reports recommended the reduction of a nearby Ash tree and the removal of the neighbours hedge together with the installation of a reinforced masonry beam around the whole property. In the longer term the recommendation was made that the Ash tree be maintained at its reduced height.

Copies of the supporting paperwork are available from Cheffins.


## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	

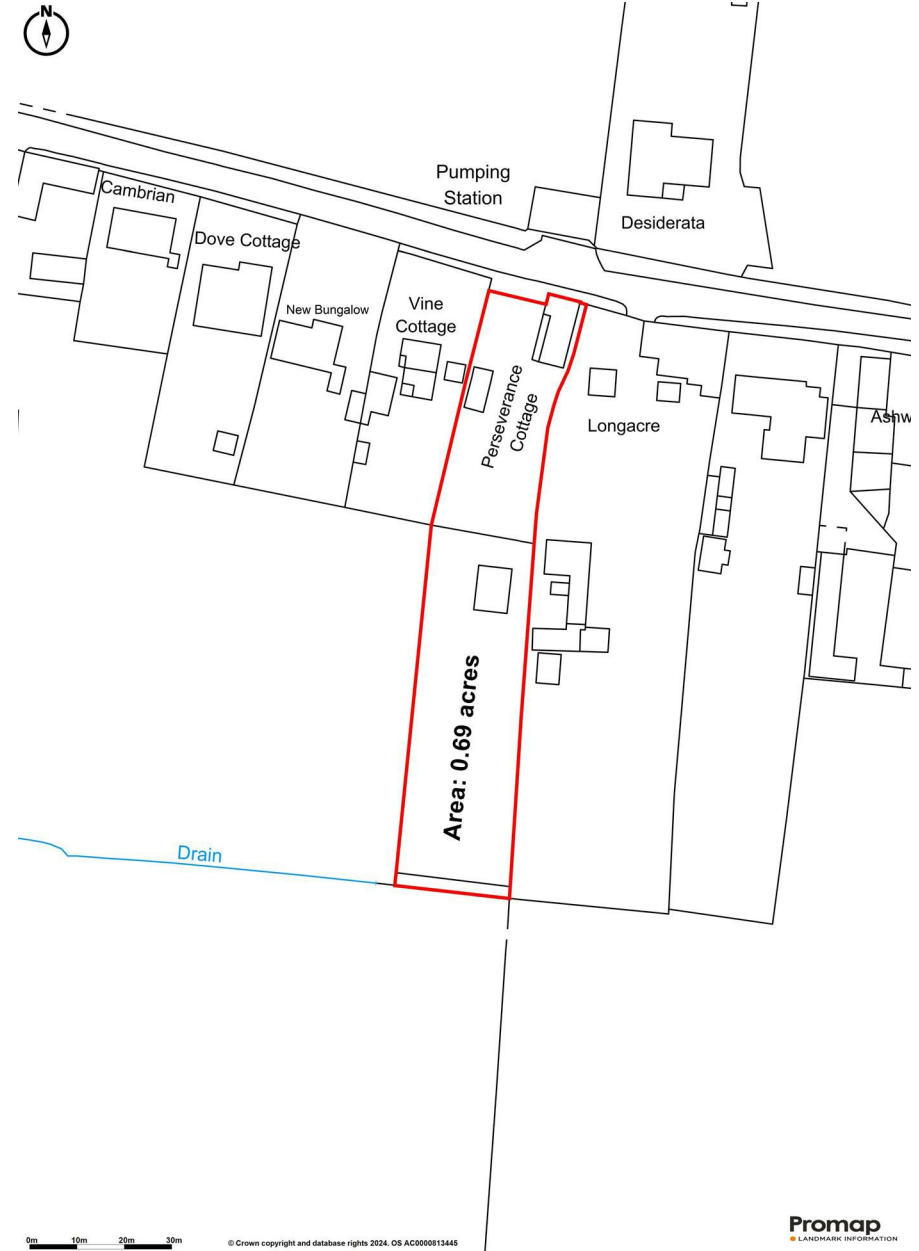


Guide Price £795,000  
 Council Tax Band - E  
 Local Authority - East Cambs District Council





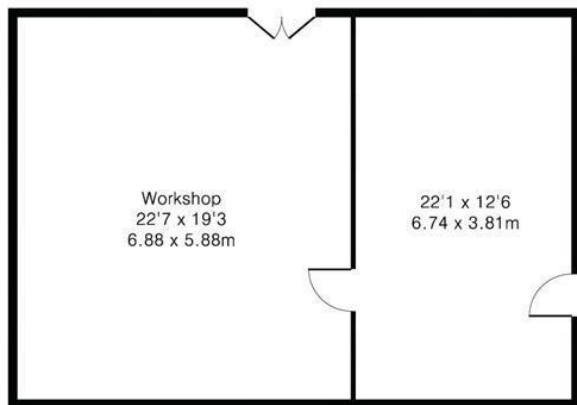




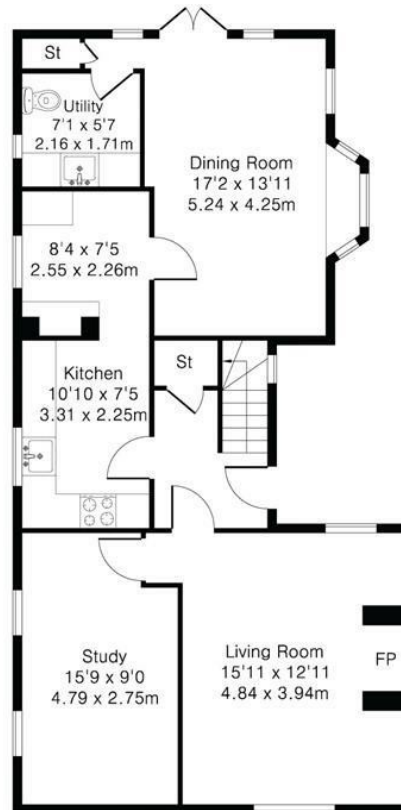
Approximate Gross Internal Area 2401 sq ft – 224 sq m  
 Ground Floor Area 823 sq ft – 77 sq m  
 First Floor Area 869 sq ft – 81 sq m  
 Garage Area 223 sq ft – 21 sq m  
 Outbuilding Area 709 sq ft – 66 sq m



Garage



Outbuilding



Ground Floor



First Floor





25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.