



Haddenham Road, Wilburton, CB6 3RG

**CHEFFINS**



# Haddenham Road

Wilburton,  
CB6 3RG

- Substantial High Specification Brand New Home
- Approximately 3,000 Sq Ft of Accommodation
- Elevated Position with Stunning Countryside Views to Both Front & Rear
- 5 Double Bedrooms (Master with Dressing Room & Ensuite & Bedroom 2 with Ensuite)
- Study / Family Room & Sitting Room
- Stunning Open Plan Kitchen/Dining/Living Room
- Mature Plot of Approx. 1/2 an Acre (sts)
- Driveway & Large Garage
- Freehold / Council Tax Band F / EPC Rating B

A superb opportunity to purchase a substantial brand new detached home built as one of a pair, situated on a mature plot of approximately 0.5 of an acre (sts) in an elevated position giving superb far reaching views across countryside to both front and rear aspects.

The property is finished to a high specification and comprises on the ground floor, reception hall, cloakroom, sitting room, family room, superb open plan kitchen/dining/living space overlooking the garden and utility. On the first floor there is the family bathroom and 5 double bedrooms all benefitting from the attractive views with the master having a dressing room and ensuite and bedroom 2 benefitting from an ensuite. Outside there is an extensive driveway, oversized garage and mature rear garden consisting of lawn and fruit trees.

Benefits including Air Source heating with under floor heating to the ground floor and radiators to the first floor and a 10-year New Build Warranty.

To fully appreciate the extent of the accommodation, garden and position, a viewing is highly recommended.

5 3 3

**Guide Price £925,000**





## 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

## RECEPTION HALL

With central staircase with glazed balustrading, 2 double glazed windows and door to front aspect, built-in cupboard, under floor heating.

## CLOAKROOM

With built-in WC and wash basin with storage units beneath and countertop, mirror, under floor heating.

## FAMILY ROOM

With double glazed bay window to front aspect with attractive views, telephone point, television point, USB socket, under floor heating.

## LOUNGE

With double glazed windows to front and side aspects, inset wood burning stove with slate hearth, television point, under floor heating.

## KITCHEN / DINING / FAMILY ROOM

Kitchen area fitted with a superb range of painted wall and base level storage units and drawers with stone work surfaces and undermounted double ceramic sink, built-in appliances including full height fridge and freezer, Neff double electric oven, induction hob, extractor hood and dishwasher, island unit with stone worktop including a breakfast bar, painted storage units and further Neff electric oven, plinth lighting, double glazed window to rear aspect, under floor heating.

Dining area with a range of bi-fold doors opening onto the rear garden, under floor heating.

Family Room with bi-fold doors opening onto the rear garden, television point, under floor heating.

## UTILITY

With a range of painted base level storage units with stone

work surfaces and undermounted sink, double glazed window and door to side aspect, cloaks cupboard, under floor heating.

## GALLERIED LANDING

With glazed balustrading overlooking the hallway, 2 built-in double cupboards, 3 velux windows to front aspect.

## BEDROOM 1

With double glazed French doors and screens leading onto a Juliet balcony providing an attractive view across the garden and countryside beyond, television point, radiator.

## DRESSING ROOM

Leading to:

## ENSUITE

With large walk-in shower, built-in WC and wash basin with stone countertop and storage beneath, mirror with light, roll-top bath, walk-in shower, double glazed window to side aspect, heated towel rail.

## BEDROOM 2

With double glazed window to front aspect giving a stunning view of surrounding countryside, television point, radiator.

## ENSUITE

With walk-in shower, built-in WC and wash basin with stone countertop and storage beneath, mirror with light, heated towel rail.

## BEDROOM 3

With double glazed window to rear aspect giving an attractive view of the garden and countryside beyond, radiator.

## BEDROOM 4

With double glazed window to front aspect giving a superb view of open countryside, television point, radiator.

## BEDROOM 5

With double glazed window to rear aspect with attractive view across the garden and countryside beyond, access to loft, television point, radiator.

## BATHROOM

With roll-top bath, shower, built-in WC and vanity unit with stone countertop and storage beneath, mirror with light, 2 double glazed windows to side aspect, heated towel rail.

## OUTSIDE

To the front and side of the property there is an extensive graveled driveway, together with a lawned garden. The driveway continues to the rear and leads to a large garage with electric roller shutter door, power and light connected and personnel door. Adjoining the rear of the property there is an extended area of paving leading onto a lawned garden with orchard area beyond containing a number of fruit trees. The garden offers an excellent degree of privacy and the plot amounts to approximately half an acre (sts).

The vendor obtained planning consent for the construction of a gym to the rear of the garage and would be prepared to discuss this in more detail with a purchaser should they wish.

## 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

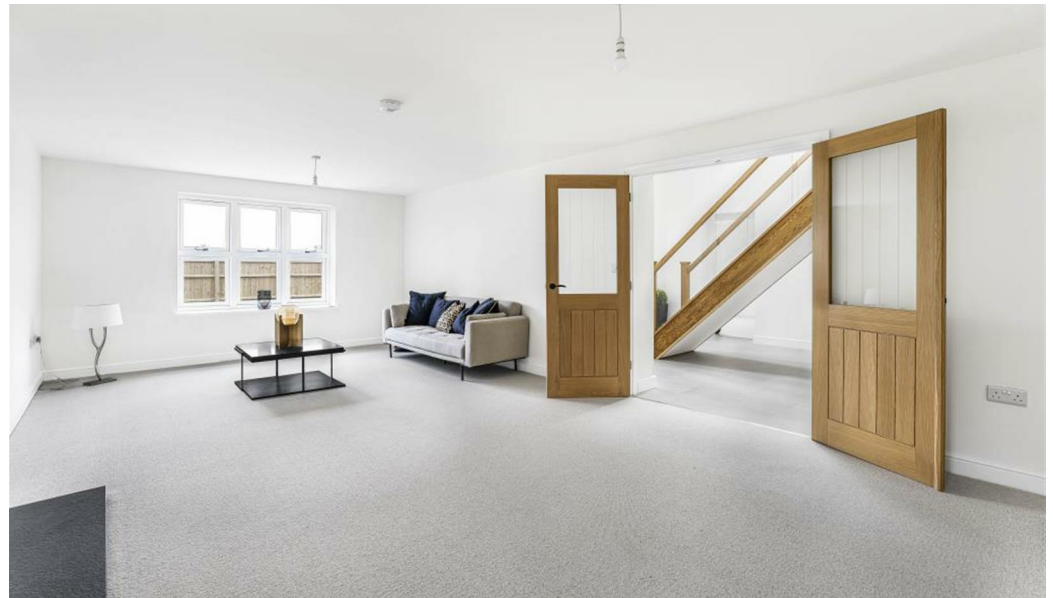
Service charge review period – n/a

Council tax band – F

## VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.









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



Guide Price £925,000  
Council Tax Band - F  
Local Authority - East Cambs  
District Council















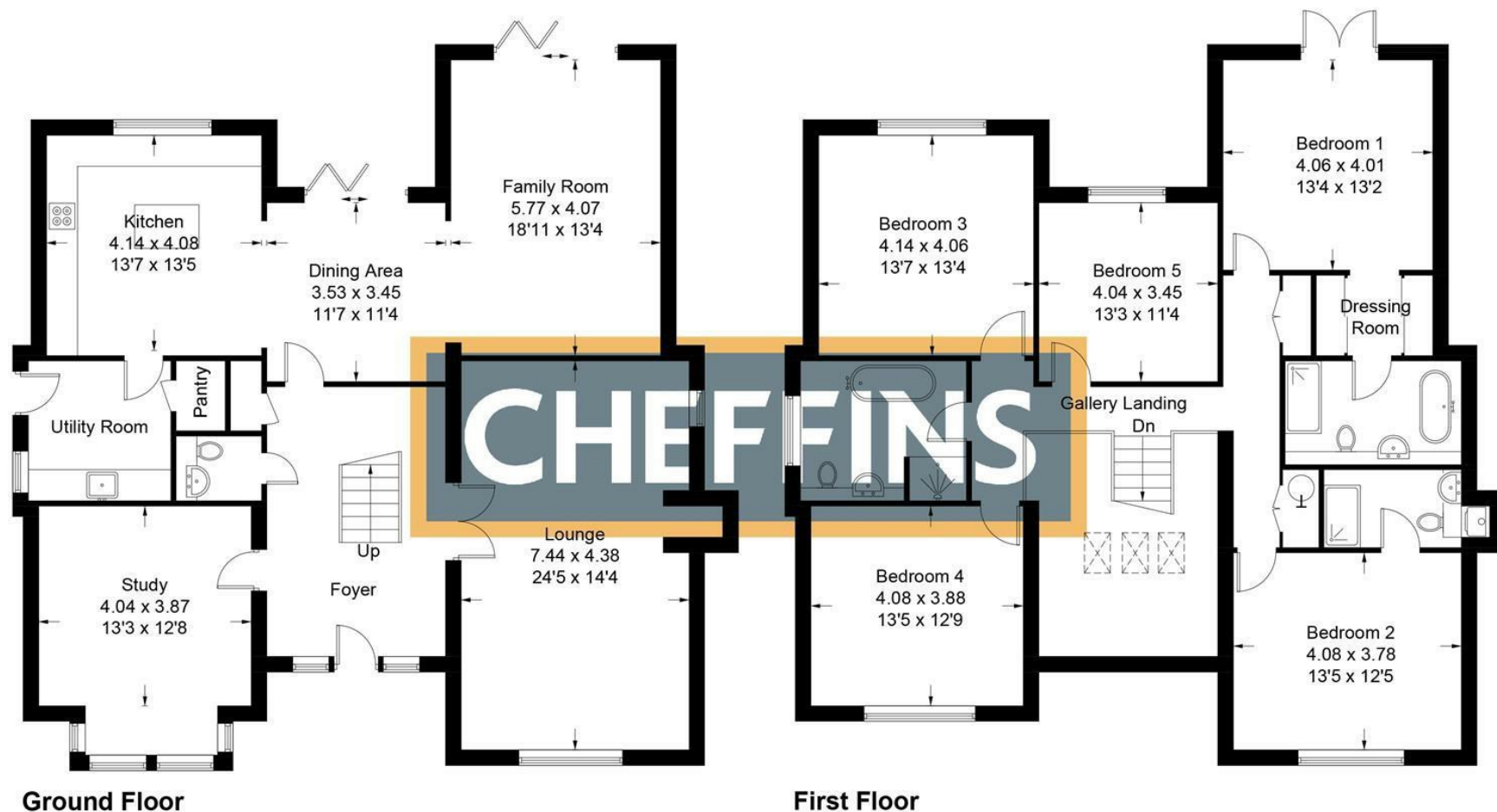








Approximate Gross Internal Area  
 Ground Floor = 140.3 sq m / 1510 sq ft  
 First Floor = 137.1 sq m / 1476 sq ft  
 Total = 277.4 sq m / 2986 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1004450)

**Agents note:**

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

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.

