



**Cedar Lodge, Wilbraham Road,  
Six Mile Bottom**

**DAVID  
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# Cedar Lodge, Wilbraham Road, Six Mile Bottom, CB8 0UW

Six Mile Bottom, located just outside Newmarket, offers a peaceful countryside setting with easy access to nearby amenities. The village features a local shop and green spaces, along with good schools nearby. Its location provides quick access to the A11, connecting residents to Cambridge and Bury St Edmunds. With the scenic countryside nearby and Newmarket's shops and horse racing a short drive away, Six Mile Bottom offers a balance of rural tranquillity and modern convenience.

This impressive, renovated detached bungalow is gated from the main road and presented to a stunning standard. It offers spacious accommodation of 1,580 sq ft, including an open-plan kitchen/dining area, garden room, sitting room, and utility room. There are four generous bedrooms, an en suite, and a family bathroom. The property is further complemented by wraparound gardens and a double garage, and is offered for sale with no onward chain.

## Immaculate detached bungalow resting in 0.25 acres positioned close to Cambridge and the M11.

### Ground Floor

**ENTRANCE PORCH** With windows and a door to the front, recessed ceiling downlights, and Karndean flooring.

**ENTRANCE HALL** With windows to the front, a fully glazed door to the porch, access to the loft space, an airing cupboard with linen shelving, Karndean flooring, and recessed ceiling downlights.

**KITCHEN / DINING ROOM** A double-aspect, open-plan room with windows to the front and rear. Fitted with base and eye-level units, worktops, and a one-and-a-half bowl stainless steel sink with drainer. Integrated appliances include a dishwasher, oven, grill, and four-ring induction hob with extractor hood above. Double doors lead to the garden room. Recessed ceiling downlights and Karndean flooring.

**UTILITY** With a window to the side, a part-glazed door to the garden, a stainless-steel sink with drainer, worktops, and space and plumbing for a washer/dryer. Access to the loft, recessed ceiling downlights, and Karndean flooring.

**GARDEN ROOM** With windows to the side and rear, wall-mounted lights, a part-glazed door to the garden, and Karndean flooring.

**SITTING ROOM** A spacious room, with two sets of double doors to the garden, recessed ceiling downlights and Karndean flooring.

**FAMILY BATHROOM** With a frosted window to the front, wash basin with vanity unit below, concealed unit WC, bath with shower attachment over and tiled surround, chrome heated towel rail, extractor fan, recessed ceiling downlights and tiled flooring.

**PRINCIPLE BEDROOM** With a window to the rear and Karndean floor.

**EN SUITE SHOWER ROOM** With a frosted window to the side, concealed unit WC, walk-in shower cubicle with tiled surround, wash basin with vanity unit below, chrome heated towel rail, extractor fan, recessed ceiling downlights and tiled flooring.

**BEDROOM 2** With a window to the front and Karndean floor.

**BEDROOM 3** With a window to the rear and Karndean floor.

**BEDROOM 4** With a window to the front and Karndean floor.

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## Outside

The property is approached via a gravel driveway to the front, providing parking for several vehicles. The detached garage has an up-and-over door to the front, a window to the rear, storage, worktops, power and lighting, and a door to the outside.

The front of the property is partly enclosed by hedging and close-boarded wooden fencing, with a small lawn, paved path, pedestrian gate to the garden, outside lighting and a tap. The good-sized wraparound garden is enclosed by hedging and close-boarded wooden fencing and is mainly laid to lawn, with paved terraces to the rear and side, mature trees, a shed, gravel path and outside lighting.

**SERVICES** Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** South Cambridgeshire District Council

**COUNCIL TAX BAND** TBC

**EPC** E.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

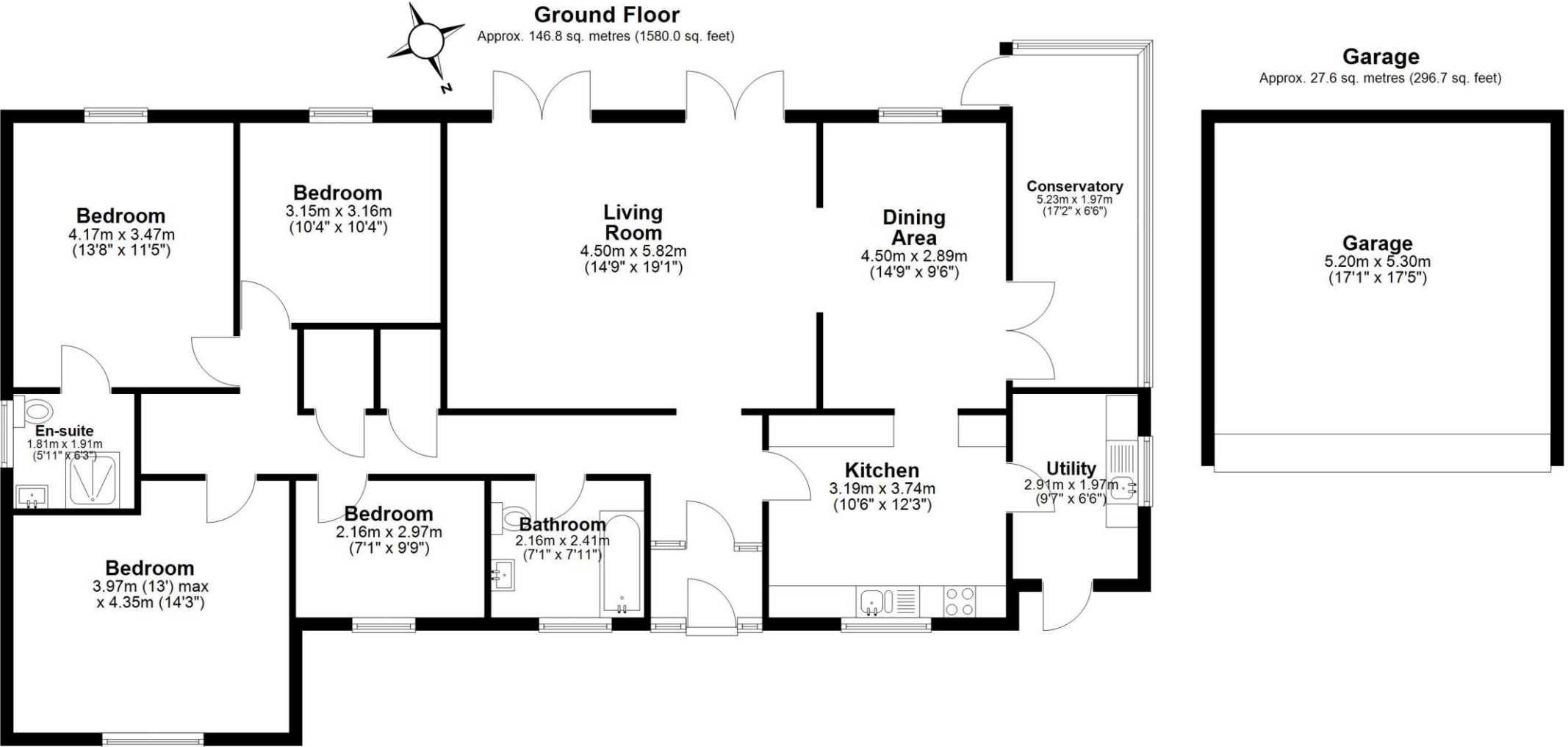
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** prowl.backers.positives

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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