



High Street, West Wrattling, CB21 5LU

**CHEFFINS**

## High Street

West Wratting,  
CB21 5LU

- Detached Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Family Bathroom & Shower Room
- Private Enclosed Rear Garden
- Driveway Parking
- Village Location
- Two Wood Burning Stoves
- Planning Permission For Two Storey Extension Granted 2025 (Ref:25/02101/HFUL)

An exceptional cottage attractively situated in a sought after South Cambridgeshire village conveniently located for access into Cambridge, Saffron Walden and Newmarket. The accommodation includes a cottage style kitchen, 2 reception rooms, 3 bedrooms, a ground floor bathroom and first floor shower room. Additional features include a private rear garden with a large patio seating area and a driveway to the front. Viewing Recommended.

3 2 2

**Guide Price £475,000**





## LOCATION

WEST WRATTING is a highly regarded and picturesque village with its own fine church and inn. The village is conveniently placed for access to Cambridge, Newmarket and Saffron Walden which are all about 11 miles equidistant and for the commuter the M11 motorway access point is at Duxford (Junction10) and there are mainline stations at Whittlesford, Audley End and Cambridge.

**DINING ROOM**

A dual aspect room with double glazed windows to the front and rear aspects, entrance door, solid wood flooring, exposed red brick fireplace with quarry tiled base and a wood burning stove, radiator.

**KITCHEN**

with a range of matching wall and base units with solid wood worksurface over, Belfast style sink, integral fridge/freezer, electric oven, 4 ring electric hob with extractor hood over, under counter lighting, tiled splashbacks, tiled flooring, space and plumbing for dishwasher, double glazed window to the front aspect.

**UTILITY AREA**

with a floor mounted oil fired central heating boiler, tiled flooring, double glazed door to the side aspect and double glazed window to the rear aspect.

**FAMILY BATHROOM**

with a low level WC, side panel bath with shower over, vanity wash hand basin, heated towel rail, tiled flooring, single glazed window to the rear aspect.

**INNER HALLWAY**

with a door into the rear garden, solid wood flooring, stairs up to the first floor landing.

**LIVING ROOM**

A fantastic size dual aspect room with double glazed windows to the front and rear aspects, Inglenook style fireplace with exposed red brick and Indian sandstone hearth, wood burning stove, solid wood flooring, under stairs storage cupboard (currently utilised as an office space with a double glazed window to the front aspect)

**FIRST FLOOR**

**LANDING**

with exposed floorboards, inset spotlights, double glazed window to the front aspect.

**BEDROOM 1**

A dual aspect room with 2 sets of double glazed windows to the front aspect and window to the rear aspect, storage cupboard housing water cylinder, built-in wardrobes, loft access, radiator.

**BEDROOM 2**

A dual aspect room with double glazed windows to the front and rear aspects, radiator, loft access.

**BEDROOM 3**

with built-in wardrobe, cast iron fireplace with exposed red bricks, radiator, double glazed window to the front aspect.

**SHOWER ROOM**

with a low level WC, pedestal wash hand basin, glass screen shower with tiled splashbacks, inset spotlights, velux window, heated towel rail.

**OUTSIDE**

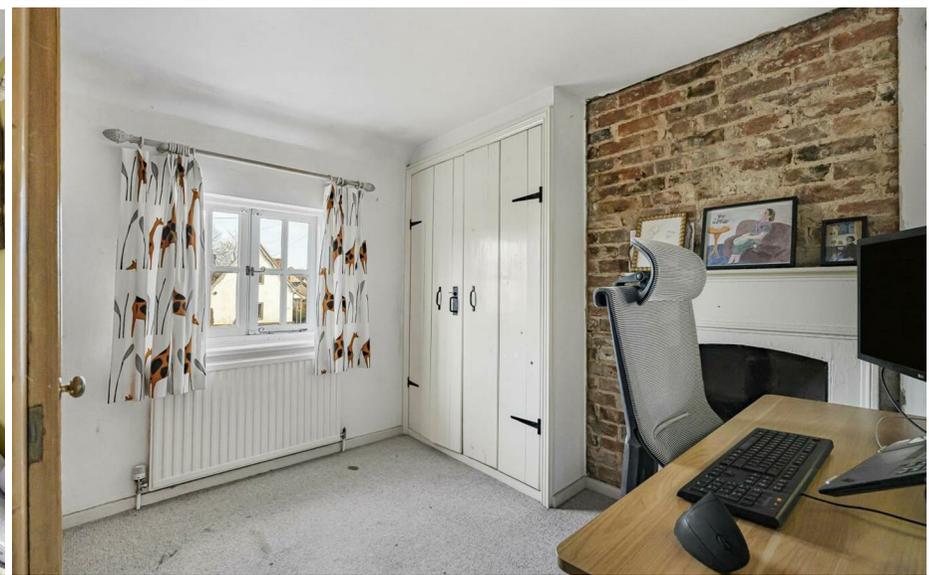
The rear garden offers fantastic privacy with a large Indian sandstone patio seating area, brick wall raised flower bed borders, oil tank, steps leading up to a laid to lawn area with a timber built shed, gated side access and flower bed borders.

To the front of the property is a laid to shingle parking area and a small garden area laid to lawn with flower and shrubs.

**SALES AGENTS NOTES**

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





| 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>                                   |                            |           | <b>60</b> |
| (39-54) <b>E</b>                                   |                            | <b>39</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<br>2002/91/EC |           |           |



Guide Price £475,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire





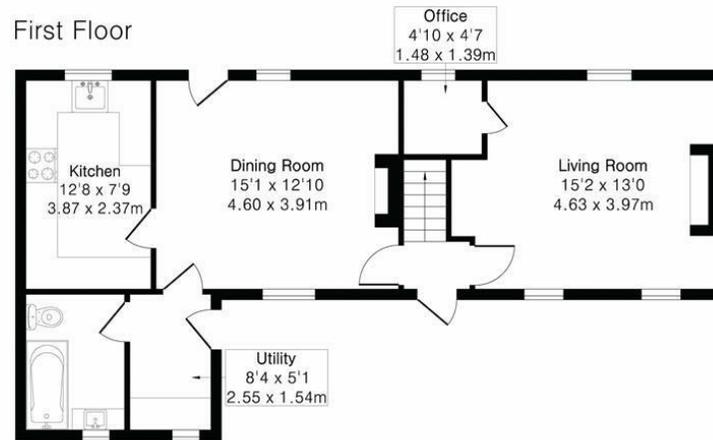
**Approximate Gross Internal Area 1210 sq ft - 113 sq m**

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 555 sq ft – 52 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.

