

Six Mile Bottom Road, West Wratting, CB21 5NE

CHEFFINS

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West Wratting,
CB21 5NE

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Offers In Excess Of £500,000



A wonderfully presented, four bedroom detached home situated in the quiet village of West Wratting benefitting from many fine features. Offering ample driveway space for multiple vehicles, spacious living accommodation and three bathroom suites.

LOCATION

West Wratting is a popular and picturesque south Cambridgeshire village located amidst rolling countryside approximately 12 miles southeast of the University City of Cambridge, 9 miles from Newmarket and 12 miles from Saffron Walden. The village has an attractive high street with several period houses and cottages and offers a public Inn, church and village hall. The location gives convenient access to the M11 via A11 and A505, local main line railway station at Whittlesford providing a regular service to London's Liverpool Street. The nearby village of Balsham offers nursery and primary education, and secondary education at the Village College at Linton.













GROUND FLOOR

ENTRANCE HALL
Double-glazed door to the front leading into the entrance hall. Stairs leading to the first-floor landing, radiator, and laminate flooring. Inset spotlights, under-stairs storage cupboard.

LIVING ROOM
Solid wood internal doors from the entrance hall. A fantastic dual-aspect room featuring a double-glazed window to the front, French doors opening onto the rear garden, and two radiators. Inset spotlights.

GROUND FLOOR SHOWER ROOM
Comprising a low-level WC, pedestal wash hand basin, and a corner shower unit with tiled splashbacks and chrome attachments. Double-glazed window to the rear, extractor fan, inset spotlights, heated towel rail, and tiled flooring.

KITCHEN
A range of matching wall and base units with work surfaces over and a 1.5 bowl stainless steel sink unit. Built-in Beko oven with a four-ring electric hob and extractor hood over, tiled splashbacks, space and plumbing for a dishwasher and washing machine. Floor-level oil boiler. Double-glazed window to the rear and a double-glazed door to the side.

DINING ROOM
Double-glazed window to the front, radiator, and laminate flooring. Internal solid oak door from the hallway.

FIRST FLOOR

LANDING
Loft access, built-in airing cupboard with solid oak doors, and a built-in skylight.

BEDROOM ONE
Double-glazed window to the front boasting beautiful countryside views, and a radiator.

ENSUITE
Comprising a low-level WC, corner shower unit with chrome attachments and tiled splashbacks, and a pedestal wash hand basin. Inset spotlights, extractor fan, tiled flooring, and solid oak internal doors.

BEDROOM TWO
Solid oak internal door. Double-glazed window to the front overlooking fields behind, and a radiator.

BEDROOM THREE
Double-glazed window to the rear overlooking the fields, and a radiator.

BEDROOM FOUR
Double-glazed window to the rear overlooking the fields, and a radiator.

BATHROOM
Comprising a low-level WC, pedestal wash hand basin, and side-panel bath with chrome attachments over. Tiled flooring and tiled walls. Double-glazed window overlooking the rear garden, inset spotlights, extractor fan, and heated towel rail.

OUTSIDE
Beautifully landscaped featuring a sandstone patio wrapping the house and a Welsh stone & slate pathway. Raised brick wall with arched steps leads to the garden. It is mainly laid to lawn with mature flower and shrub bed borders, the pathway leads to the seating areas featuring a raised composite deck, plus an additional flagstone-style seating area complete with a pergola.
Enclosed by concrete post and timber fencing with side access on both sides of the property, outside power supply, and an outside water supply

PARKING
Shingle driveway with laid-to-lawn gardens, timber fencing enclosing the oil tank, and side access down both sides of the property.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

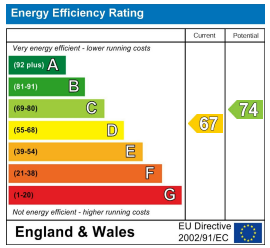
VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person







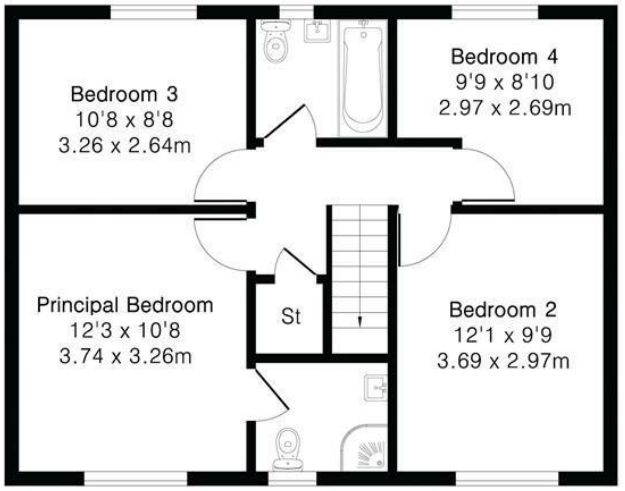
Approximate Gross Internal Area 1166 sq ft - 108 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 583 sq ft – 54 sq m



Ground Floor



First Floor

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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

PINKPLAN

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.

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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.

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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