



Main Street, Wentworth, CB6 3QG

CHEFFINS

Main Street

Wentworth,
CB6 3QG

- Large Individual Built Detached Family Home (Circa 3,500 Sq Ft) Plus Double Garage
- 5 Double Bedrooms (Ensuite & Dressing Room to Bedroom 1)
- Large Bespoke Kitchen/Dining/Family Room
- High Quality Finish Throughout
- South Facing Rear Garden
- Extensive Parking for 12+ Vehicles & Double Garage
- Under Floor Heating
- NO UPWARD CHAIN
- Freehold / Council Tax Band F/ EPC Rating B

Cheffins are delighted to present to the market this bespoke, individually designed detached family home, extending to approximately 3,500 sq ft and situated in the highly sought-after and peaceful village of Wentworth.

The property offers five well-proportioned double bedrooms, including one conveniently located on the ground floor, along with two spacious en-suite shower rooms and a stylish family bathroom. A striking entrance hall with vaulted ceilings creates an impressive first impression, leading to a bespoke staircase and mezzanine landing. The heart of the home is the expansive kitchen/dining room, fitted with a comprehensive range of integrated appliances and bi-fold doors that open onto a raised patio, enjoying views over the south-facing garden. Additional accommodation includes a comfortable lounge, utility room, plant room, and an integral double garage.

Externally, the property is accessed via electronic gates, opening onto a substantial enclosed gravel driveway providing ample parking for approximately 12-15 vehicles, as well as space for a motorhome/caravan etc. There is also an EDF Pod Point EV charging point. To the rear, the property benefits from a predominantly lawned, south-facing garden with gated access and open fields beyond, offering a high degree of privacy and a picturesque outlook.

An early viewing is highly recommended to fully appreciate the quality, space, and setting of this exceptional family home.

5 3 2

Guide Price £1,100,000





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 vaulted ceiling, bespoke mezzanine staircase and landing, cloaks cupboard, double doors to front.

KITCHEN / DINING / FAMILY ROOM

Fitted with bespoke range of base and wall units, cupboards and drawers with quartz worksurfaces over, induction hob with electric 'downdraft' extractor hood, integral microwave oven, integral steam oven, integral coffee make, an integral 'hide and slide' oven, integral bins, integral dishwasher, integral full-height fridge and freezer, integral wine cooler, large kitchen island providing breakfast bar, bi-fold doors to rear leading into the garden, skylights to the rear, integrated music system, door to side, door leading into the garage.

FAMILY ROOM

With log burner, door to side, window to rear, vaulted ceiling.

UTILITY ROOM

Fitted with a range of cupboards, plumbing for washing machine, space for vented tumble drier. Door to:

PLANT ROOM

With hot water tank and water softener.

CLOAKROOM

Fitted with a 2-piece comprising low level WC and a vanity wash hand basin with granite worktop, extractor fan.

BEDROOM 5 / OFFICE

With bi-fold doors to rear leading to a covered seating area.

ENSUITE

Fitted with a 3-piece suite comprising Burlington vanity wash hand basin with Carrara marble tiling, walk-in shower and low level WC, window to side, extractor fan,

LOUNGE

With 3 full-height tinted windows to front.

FIRST FLOOR SPLIT LANDING**WEST WING LANDING**

With radiator and loft access hatch to a LOFT ROOM which has light connected, has been plastered and is heated.

BEDROOM 2

With full height tinted window to front, window to side, air conditioning unit, radiator, 2 wall mounted lights, vaulted ceiling.

BATHROOM

Fitted with a 4-piece comprising Burlington wash hand basin, freestanding bath, walk-in shower and low level WC, Carrera marble tiling, heated towel rail.

BEDROOM 3

With window to rear, wall lights, radiator.

EAST WING LANDING**BEDROOM 1**

With vaulted ceiling, air conditioning unit, window to side, radiator. Relaxation area behind partition with freestanding bath, towel rail and wall lights. Walk-through dressing room to:

ENSUITE

With 3-piece suite comprising his-and-hers sinks in vanity units, low level WC and walk-in shower, extractor fan, Carrera marble tiling, window to side.

BEDROOM 4

With access to loft. window to rear, radiator.

OUTSIDE

To the front of the property, electric gates

open onto a substantial gravelled driveway, providing extensive off-road parking for multiple vehicles, along with additional space suitable for a motorhome or caravan. The frontage is further enhanced by wall-mounted exterior lighting.

The property also benefits from a double garage featuring an electric sectional door, fitted cupboards, a sink, and a wall-mounted boiler.

To the rear, the south-facing garden is predominantly laid to lawn and complemented by a raised patio area, ideal for outdoor entertaining. Additional features include a timber shed and gated side access.

AGENTS NOTES

The property benefits from an electric vehicle EDF Pod Point charger.

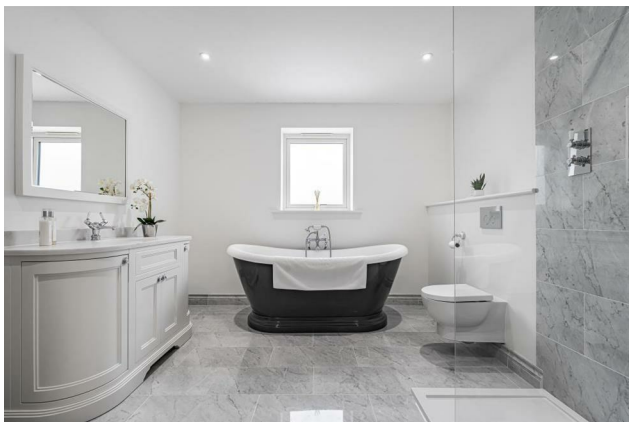
There are CCTV/NVR smart cameras to the exterior of the property, Visonic-Go cameras to the interior with alarm system.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,100,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 3403 sq ft - 316 sq m
(Excluding Garage)**

Ground Floor Area 1851 sq ft – 172 sq m

First Floor Area 1552 sq ft – 144 sq m

Garage Area 323 sq ft – 30 sq m



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>.

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.