



Station Road, Wilburton, CB6 3RP

**CHEFFINS**

# Station Road

Wilburton,  
CB6 3RP

- Distinctive Detached Village Home – Old & New in Perfect Balance
- 4 Double Bedrooms (Principal with Ensuite & Dressing Area)
- Bespoke Beckermann Kitchen with Bi-Folds, Skylights & Underfloor Heating
- Detached Double Garage with Boarded Loft & Electric Doors
- 7m x 3m Garden Studio with Air Conditioning & Underfloor Heating
- Enclosed South-Facing Rear Garden with Patio & Covered Pergola
- Freehold / Council Tax Band E / EPC D

Cheffins are delighted to offer this distinctive detached family home, where the charm and proportions of an original village house are enhanced by carefully considered modern extensions and high-quality finishes.

The property has been significantly improved by the current owners to a high standard throughout, creating a natural relationship between the original parts of the house – dating to the 1800s – and a striking contemporary kitchen and dining extension beyond. Traditional form and scale blend seamlessly with modern architecture, producing a home that feels established yet fresh, with a strong sense of flow, space and natural light throughout, considered in every detail and ready to be enjoyed from the moment you arrive.

Accommodation comprises an entrance hall, ground floor double bedroom and wet room, a lounge with multi-fuel burner, and a bespoke Beckermann kitchen/dining room with vaulted ceilings, four skylights, bi-fold doors and underfloor heating. To the first floor: a principal bedroom with dressing area and ensuite, two further double bedrooms and a family bathroom.

Outside, a gravelled driveway and detached double garage provide excellent parking, while a substantial 7m x 3m garden studio offers versatile space for home working or leisure. The enclosed south-facing rear garden includes a paved patio, covered pergola and raised kitchen garden.

Early viewing is strongly recommended to fully appreciate the space, style and setting on offer.

4 3 2

**Guide Price £750,000**





## LOCATION

Wilburton offers a range of village amenities and lies approximately 2 miles from Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is around 11 miles to the south, with excellent access to London. Mainline rail services from Ely provide direct connections to Cambridge and London.

**ENTRANCE HALL**

The entrance hall provides a functional and well-organised introduction to the house, giving easy access to the main ground floor rooms. Conveniently located by the door are two generous storage cupboards, with additional fitted cabinets along the hallway enhancing its utility.

**GROUND FLOOR WET ROOM**

Fitted with a modern three-piece suite comprising a walk-in shower, low-level WC and wash hand basin set within a vanity unit. The room also features a heated towel rail and a window to the side.

**GROUND FLOOR BEDROOM 4**

Positioned on the ground floor with windows to the front and side, this well-proportioned double bedroom offers excellent flexibility. Its location makes it ideal for guests or for those seeking a bedroom arrangement that avoids stairs.

**LOUNGE**

The main reception room is full of warmth and character, with windows to the side and rear and a multi-fuel burner forming a natural focal point. French doors lead through to the kitchen and dining area, creating a clear connection between the original part of the house and the contemporary extension beyond.

**KITCHEN / DINING ROOM**

The heart of the home, recently refitted with a bespoke Beckermann kitchen with Caesarstone work surfaces, butler sink, Quooker tap, and a full range of integrated appliances including Neff ovens, warming drawer, induction hob and down draft extractor; plus wine cooler, dishwasher, full-height fridge and freezer, washing machine and tumble dryer. Vaulted ceilings,

four skylights, two sets of bi-fold doors and underfloor heating create a bright and contemporary space with direct access to the garden.

**FIRST FLOOR LANDING**

Two windows to rear, built-in storage cupboard, access to loft.

**PRINCIPAL BEDROOM**

The bedroom features a spacious and well-thought-out layout, including fitted wardrobes, a designated dressing area, and hidden storage cleverly placed behind the headboard for extra space. Shuttered windows and a vaulted ceiling add to its appeal.

**ENSUITE SHOWER ROOM**

Fitted with a contemporary three-piece suite including a shower cubicle, vanity unit with wash hand basin, low-level WC, heated towel rail and extractor fan.

**BEDROOM 2**

Large double bedroom with front-facing window, radiator and hidden storage/airing cupboard.

**BEDROOM 3**

A further double bedroom with a window to the front, radiator and fitted wardrobes.

**FAMILY BATHROOM**

Fitted with a four-piece suite comprising a low-level WC, vanity wash hand basin, separate shower cubicle and a freestanding bath, along with a heated towel rail and window to the side.

**OUTSIDE**

To the front a large gravelled driveway provides ample off-road parking for multiple vehicles and leads to a

detached double garage with electric doors, power and lighting. The garage benefits from a fully boarded loft, with excellent height making it particularly well suited for extensive additional storage. A side door provides access through to the garden.

Positioned within the grounds is a substantial detached garden studio measuring approximately 7m x 3m. Fully fitted with air conditioning and underfloor heating, this versatile space is ideal for a range of uses, including home working, creative pursuits, a gym or additional leisure space, offering clear separation from the main house while remaining fully connected to the garden.

The rear garden faces south, is secluded and enclosed, benefiting from abundant natural light throughout both daytime and evening hours. It features a lawn as its primary element, complemented by a paved patio and a covered pergola that forms a charming spot for evening barbecues. To one side lies a raised kitchen garden bed and a timber log store. Mature shrubs, trees, and diverse plantings surround the space, enhancing privacy and creating a tranquil atmosphere.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.









| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   | 63                      | 70                                                                                |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |

Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council





**Approximate Gross Internal Area 2208 sq ft - 206 sq m  
(Including Garden Studio & Excluding Garage)**

Ground Floor Area 1298 sq ft – 121 sq m

First Floor Area 710 sq ft – 66 sq m

Garden Studio Area 200 sq ft – 19 sq m

Garage Area 369 sq ft – 34 sq m





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>.

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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.

