9A Six Mile Bottom Road - Guide Price £525,000

West Wratting Cambridge CB21 5NE

shires

Estate & Letting Agents

"Consistently providing outstanding service to our clients"

Guide Price £525,000

The Property

Shires presents in the sought-after village of West Wratting, this beautifully presented detached home on Six Mile Bottom Road offers an exceptional blend of modern comfort and rural charm. Built in 2005, the property provides approximately 1,238 sq ft of thoughtfully designed living space, making it an ideal choice for families.

Upon entering, you are welcomed by two spacious and versatile reception rooms, perfect for both relaxing and entertaining. The well-planned layout creates a warm and inviting atmosphere, whether hosting guests or enjoying quiet evenings at home.

The property boasts four generously sized bedrooms, offering comfortable accommodation for the whole family. Three well-appointed bathrooms ensure convenience and ease for busy daily routines.

Externally, the home continues to impress with parking for up to five vehicles—an uncommon advantage in such a tranquil village setting. The property enjoys delightful views to both the front and rear, overlooking open fields and rolling countryside, ideal for those seeking a peaceful rural lifestyle.

Despite its serene surroundings, the home is conveniently located within easy reach of Cambridge with excellent transport links and its wide range of amenities, combining countryside living with excellent accessibility.

This is more than just a house—it is a lifestyle opportunity. Offering space, comfort, and a beautiful setting, this property is perfectly suited to families or anyone looking to enjoy village life without compromising on convenience.

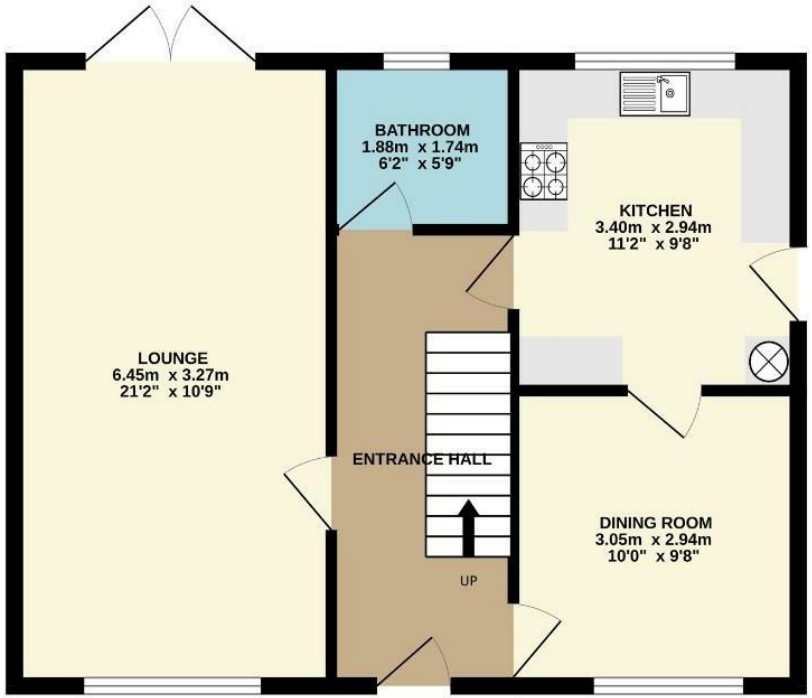
Early viewing is highly recommended.

Features

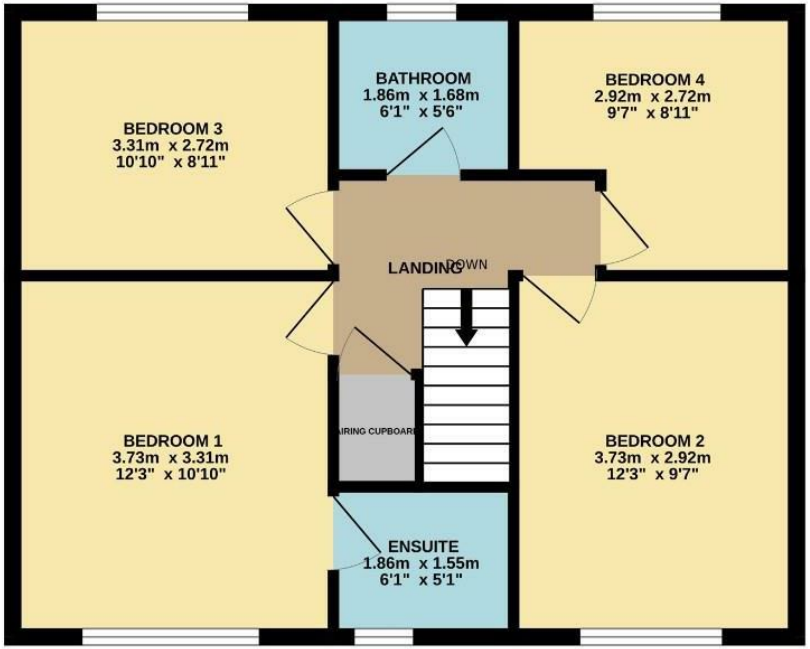
- FOUR-BEDROOM DETACHED FAMILY HOME
- NO CHAIN
- TWO SPACIOUS RECEPTION ROOMS IDEAL FOR ENTERTAINING
- THREE MODERN BATHROOMS FOR ADDED CONVENIENCE
- GENEROUS PARKING FOR UP TO FIVE VEHICLES
- POSITIONED IN A QUIET AND PICTURESQUE VILLAGE SETTING
- BEAUTIFUL COUNTRYSIDE VIEWS TO THE FRONT AND REAR
- LIGHT-FILLED INTERIORS WITH A PRACTICAL LAYOUT THROUGHOUT
- LOCAL AMENITIES WITH TRANSPORT LINKS
- PERFECT BLEND OF RURAL TRANQUILLITY AND MODERN LIVING

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.



1ST FLOOR
52.2 sq.m. (562 sq.ft.) approx.



TOTAL FLOOR AREA : 104.4 sq.m. (1123 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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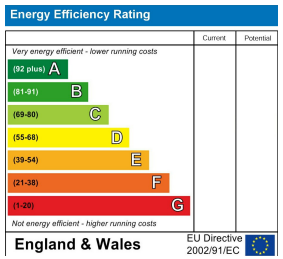

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