



77 High Street, Little Wilbraham, Cambridge, CB21 5JY  
Guide Price £925,000 Freehold



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**A SUBSTANTIAL DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED WITH SPACIOUS AND WELL-PLANNED ACCOMMODATION OF APPROXIMATELY 2500 SQFT, SET WITHIN WONDERFUL GARDENS AND GROUNDS OF 1.15 ACRES AND LOCATED CENTRALLY WITHIN THIS SOUGHT-AFTER VILLAGE.**

- 4 bedroom detached house
- 2499 sqft/232 sqm
- 2 reception rooms plus a study
- 1.15 acre plot
- Generous kitchen/breakfast room plus a utility
- Ample parking and double garage
- Oil fired central heating to radiators and partial air conditioning
- Built in the 1970s
- EPC -D / 64
- Council tax band-G

The property occupies a pleasant centre of village position, set back from the road with ample parking, double garage and wonderful gardens and grounds extending to 1.15 acres.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, ceramic tile flooring with a cloakroom/WC and study just off. There are two generous reception rooms, both with "Olsburg" wood burning stoves, solid wood flooring and air-conditioning. The kitchen/breakfast room is fitted with attractive cabinetry and matching dresser and fitted with ample granite working surfaces with inset double butler sink unit with mixer tap and bevel drainer plus a matching central island/breakfast bar again with granite top. There is an induction hob, oven, extractor plus an oil fired four oven Age and pantry cupboard. Just off is a handy utility room/boot room with fitted storage cupboards, ample fitted working surfaces with single sink unit and drainer, space for the usual white goods, a free standing Grant oil fired central heating boiler plus door to the garage and to outside.

Upstairs, off the galleried landing are four double bedrooms, the master bedroom benefits from a dressing room (with limited head-height) and a luxury en suite shower room with walk-in shower. The family bathroom boasts both walk-in shower and bath tub.

Outside there is a neat lawned front garden with hedging, a block paved driveway provides off road parking for numerous vehicles and leads into the double garage with two up and over doors, power and light connected. Side access leads to the rear garden with shaped and manicured lawns, well stocked flower and shrub borders and beds, a selection of specimen trees and a mature olive tree, large carp pond with filtration system and a generous paved patio. Between the rear of the formal garden and the wooded area there is reciprocal right of access with the neighbouring properties. Beyond the formal lawn is a generous wildlife meadow and wooded area with pathways navigating throughout. There is a timber barn/pony stable, all a haven for wildlife birds, insects and all enjoys wonderful levels of privacy.

**Location**

Little Wilbraham is a very pleasant picturesque village well situated for access to both Cambridge and Newmarket. The village is home to the guide recommended 'The Hole in the Wall Inn and Restaurant' with the 'Carpenters Arms' gastropub in the next door village. The A14 and A11 are within a few minutes drive and Cambridge railway station is about 6 miles away. There is a local shop and primary school in the adjoining village of Great Wilbraham, with secondary schooling at Bottisham, which also provides a sport centre and swimming pool for public use. Good local facilities are found in both Fulbourn and Bottisham, where there is a health centre.

**Tenure**

Freehold

**Services**

Mains services connected include electricity, water and mains drainage. Oil fired central heating and air conditioning

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band-G

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

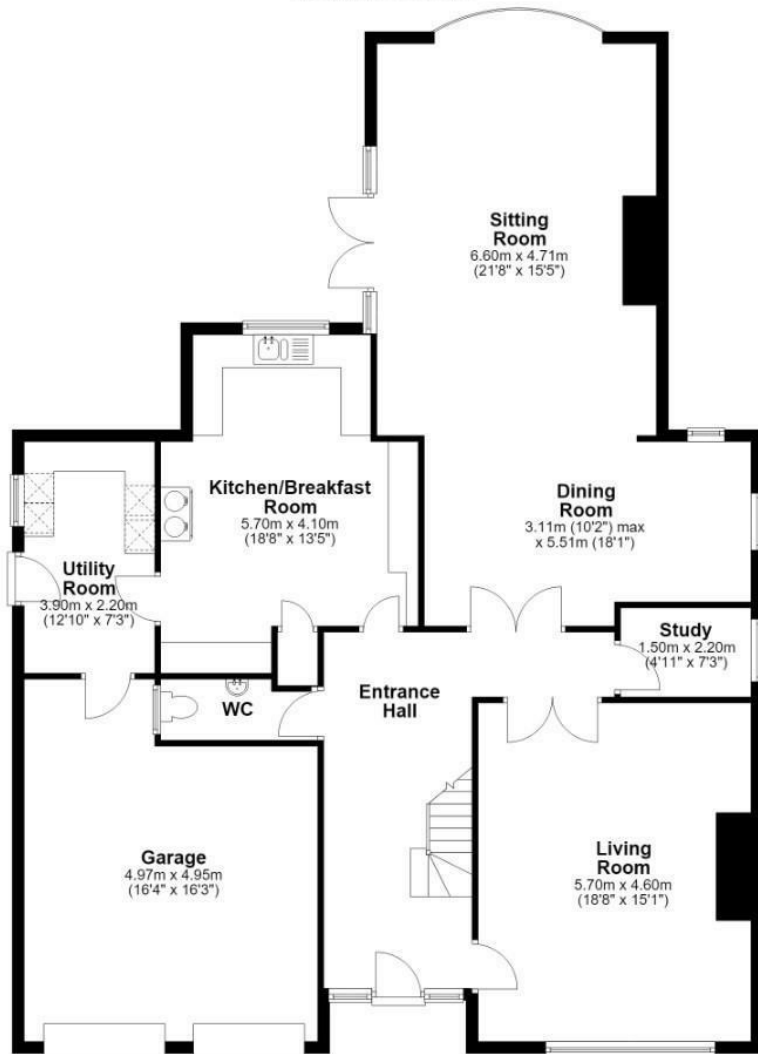
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





### Ground Floor

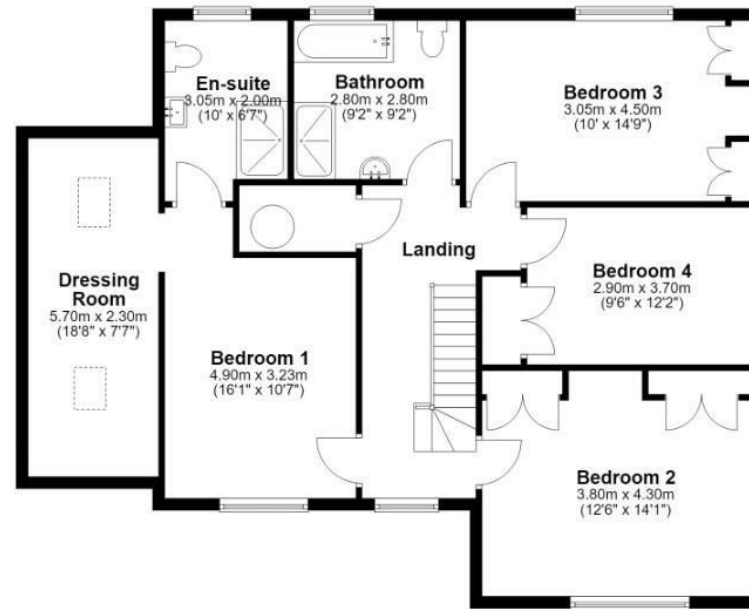
Main area: approx. 129.9 sq. metres (1397.8 sq. feet)  
Plus garages, approx. 28.7 sq. metres (308.9 sq. feet)



Main area: Approx. 229.6 sq. metres (2471.1 sq. feet)  
Plus garages, approx. 28.7 sq. metres (308.9 sq. feet)

### First Floor

Approx. 99.7 sq. metres (1073.3 sq. feet)



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

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