



Rectory Farm Rectory Farm Road, Little Wilbraham, CB21 5LB  
Guide Price £995,000 Freehold



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**A STUNNING DETACHED BARN STYLE RESIDENCE OFFERING EXTREMELY VERSATILE ACCOMMODATION ABOUT 3000 SQFT AND SET WITHIN GARDENS AND GROUNDS ABOUT 0.36 ACRES OVERLOOKING FARMLAND.**

- Detached barn style house
- 2979 Sqft / 275 Sqm
- Self-contained 1 bedroom annexe
- Constructed in 2015
- EPC - B / 82
- 5 beds, 3 baths, 3 receipts
- 0.36 acres
- Oil fired central heating to radiators
- Ample off road parking
- Council tax band - E

This fabulous individual detached barn style home extends to about 3000 Sqft offering extremely versatile accommodation including a self contained one bedroom annexe. There is ample parking and two large barn style garages and the gardens and grounds extend to about 0.36 acres. The property enjoys wonderful views over farmland and surrounded by beautiful countryside, ideal for walking, cycling and exploring. The property is perfectly located for Cambridge city, Newmarket and the excellent commuter links close by.

The property was constructed in 2015 in a barn style, in keeping with its surrounds and built to exacting standards throughout. The accommodation comprises a welcoming reception hall with solid oak flooring and adjacent cloakroom. The dual aspect sitting room boasts a feature brick-built fireplace with exposed chimney breast with inset wood burning stove. The dining room enjoys views over the garden with a bespoke oak staircase and opens to the wonderful vaulted kitchen/breakfast/family room. This family space is the heart of the home, and with a virtually fully glazed rear elevation it is bathed in natural light. The kitchen area is fitted with attractive cabinetry, solid oak work surfaces and a host of integral appliances. Just off is a well equipped utility room, a playroom and a side lobby.

The annex accommodation comprises an entrance hall, sitting room with feature fireplace, well equipped kitchen plus an en-suite bedroom. The annex can also be accessed via the main house and could easily be incorporated if required.

On the first floor, there are four good sized bedrooms including the master bedroom with a dressing room and en-suite bathroom plus a family bathroom, servicing the other three bedrooms.

Outside, there are two large brick and clunch built garages, both with double doors and power and light connected. An expansive driveway provides off street parking for multiple vehicles, gated access leads to the lawned side and rear gardens with flower and shrub borders, generous paved patio and all with views over fields beyond.

**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 is 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

**PLEASE NOTE**

The planning consent for the property is conditional on the annex remaining part of the house and restricts further development of the garages.

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band - E

**Fixtures and Fittings**

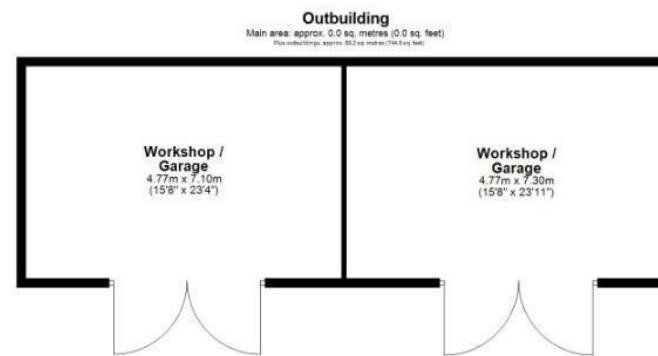
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Main area: Approx. 276.8 sq. metres (2979.0 sq. feet)  
Plus outbuildings: approx. 89.2 sq. metres (744.5 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		82	83
EU Directive 2002/91/EC			

