



6 Rectory Farm Road, Little Wilbraham, Cambridge, CB21 5LB
Offers Over £725,000 Freehold



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01223 800860

A STUNNING, INDIVIDUAL DETACHED CHALET-STYLE RESIDENCE OF 2300 SQFT, EXTENDED AND BEAUTIFULLY PRESENTED OFFERING WELL-PROPORTIONED, FLEXIBLE ACCOMMODATION WITHIN MATURE GARDENS WITH VIEWS OVER FARMLAND BENEFITTING FROM NO ONWARD CHAIN.

- 5 bedroom, detached family house
- Bespoke kitchen
- 3 reception rooms plus a study
- Large boot room plus utility room
- 2 luxury shower rooms and a family bathroom
- In-and-out driveway
- Mature garden overlooking fields
- No onward chain

The property occupies a fine, edge-of-village position, set back from the road in beautiful garden and grounds with far reaching views over farmland to the rear. The current owner has transformed the property over the years with a programme of expansion and refurbishment resulting in extremely versatile and beautifully presented accommodation.

Briefly the accommodation comprises a welcoming reception hall with stairs rising to the first floor accommodation and a study just off. Off the inner hallway, there are two double bedrooms and a luxury refitted bathroom. Upstairs, there are two further double bedrooms and a shower room.

The property boasts three reception rooms including a sitting room with a feature fireplace, a snug with a wood burning stove and a dining room with lovely views over the garden. The kitchen is fitted with bespoke cabinetry, solid oak worksurfaces, a central island with a granite top and a Rangemaster stove with a granite splashback and extractor over. The boot room has stairs to a further double bedroom, solid oak flooring and a door to the outside. Just off is a shower room with utility area with fitted storage cupboards, worksurface, single sink and drainer and space for a washing machine.

Outside, there is a shaped front lawn with a gravelled in-an-out driveway. Side access leads to the rear garden, which is laid to shaped and manicured lawns, flower and shrub borders, a rose garden, a vegetable and herb garden, large expansive timber decking area with a further paved patio and an external home office, all with views over farmland.

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'. The A14 is within a few minutes drive and Cambridge railway station is just 6 miles away. There is a primary school in the adjoining village of Great Wilbraham together with the highly regarded Day Nursery in Great Wilbraham with secondary schooling at Bottisham, which also provides a sport centre and swimming pool for public use. Good local facilities in are found Fulbourn and also in Bottisham where there is a large Medical Centre.

Tenure

Freehold

Services

The property is connected to mains electricity and water.

There is an oil-fired boiler for the heating and hot water.

There is a septic tank.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - D

Fixtures and Fittings

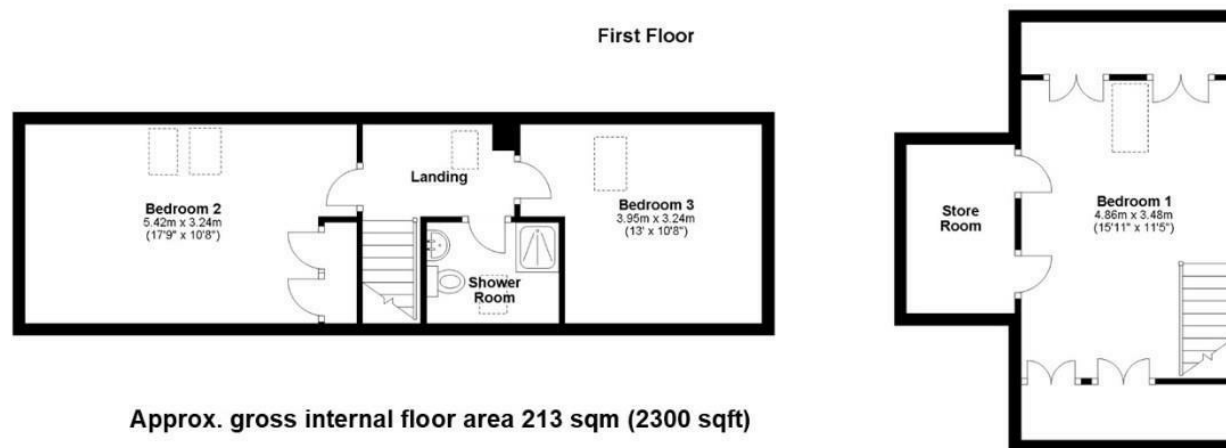
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 213 sqm (2300 sqft)

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



