



Claines, High Street, West Wrating, CB21 5LU

CHEFFINS

High Street

West Wrattling,
CB21 5LU

A unique and rather special opportunity to acquire a most impressive and substantial detached house of brick construction under a tiled roof together with delightful mature grounds extending in all to about 1.5 acres, extensive driveway, off-street parking and double garage. This highly individual and stylish residence provides exceptionally well proportioned and versatile living accommodation including potential ground floor annexe and the accommodation extends in all to about 2,624 sq.ft

4 3 3

Guide Price £1,000,000





LOCATION

The property occupies a delightful slightly elevated non-estate position close to the heart of this highly sought after and picturesque south Cambridgeshire village with its eclectic mix of traditional period and Victorian homes and a pleasing blend of more modern housing. The village includes an historic church, village hall, children's playground, recreation ground and tennis court plus a local inn. The neighbouring village of Balsham is just 2 miles away and provides more extensive local amenities including a primary school. The larger thriving village of Linton is just 5 miles distant and the university city of Cambridge is about 12 miles away. Furthermore, the village is well placed for access to the market towns of Saffron Walden and Newmarket as well as major routes including the A11, A14 and M11 motorway. There are also mainline stations nearby at Whittlesford, Audley End and in Cambridge itself.

FRONT ENTRANCE DOOR

to:

ENTRANCE HALL

with staircase off to first floor.

CLOAKROOM

with low level w.c., and wash hand basin, built-in cloaks/storage cupboard.

SITTING ROOM

with feature brick fireplace and chimney breast with inset woodburning stove set on a brick hearth, windows to front aspect and a pair of glazed doors leading off to:

CONSERVATORY

A quite delightful and spacious light filled room with high vaulted ceiling and triple aspect windows providing a wonderful vista over the adjoining gardens to rear and a pair of glazed doors lead to the paved rear terrace.

DINING ROOM

with a pair of glazed doors leading to rear terrace and gardens.

KITCHEN

with range of high quality traditional designed units incorporating an inset one and a half bowl sink unit with mixer taps, extensive range of base units comprising stylish granite worktops with cupboards and drawers below, Miele integrated dual ovens and induction hob, range of wall storage cupboards, opening to Breakfast Room with windows to front aspect.

UTILITY ROOM

with fitted base units and wall storage cupboards, built-in storage cupboard, space and plumbing for appliances, door to paved terrace and rear gardens, door to:

RECEPTION/LIVING ROOM

with windows to rear aspect and opening to:

STUDY/FAMILY ROOM/BEDROOM 5

A flexible living space with windows to rear aspect overlooking the gardens, door to built-in storage cupboard, door from Reception/Living Room to:

WET ROOM

with wash hand basin and w.c., door to SAUNA.

ACCESS FROM RECEPTION/LIVING ROOM

to DOUBLE GARAGE.

ON THE FIRST FLOOR**LANDING**

with built-in airing/linen cupboard.

PRINCIPAL BEDROOM SUITE

comprising Bedroom, with windows to front aspect, opening to:

ENSUITE DRESSING AREA

with range of built-in wardrobes and door off to:

ENSUITE BATHROOM

with suite comprising bath, vanity style unit with dual wash hand basins and low level w.c., heated towel rail, windows to side aspect.

BEDROOM 2

with windows to front aspect.

BEDROOM 3

with windows to front aspect, built-in wardrobes.

BEDROOM 4

with windows to rear aspect and built-in wardrobes.

BATHROOM

with suite comprising bath, wash hand basin and low level w.c.

OUTSIDE

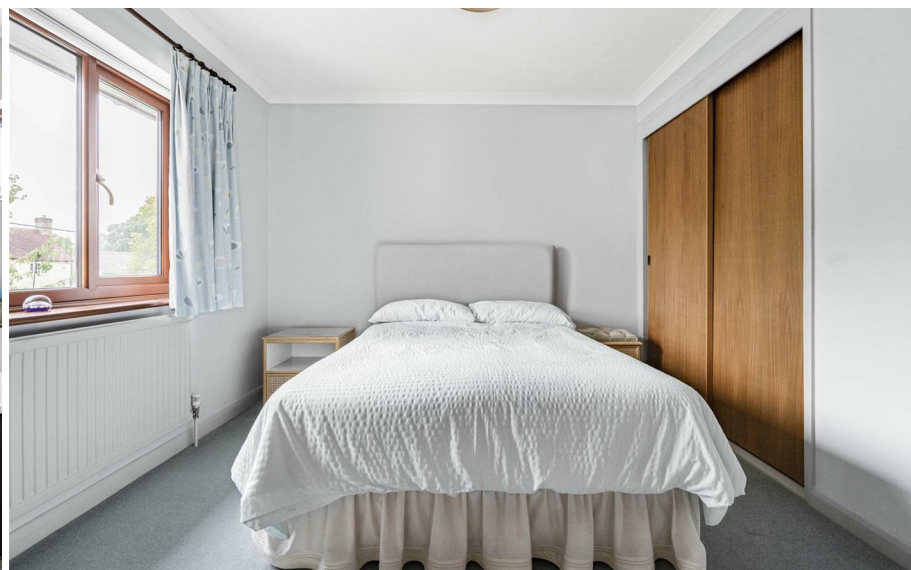
To the front of the property there is an attractive garden area laid to lawn with hedgerow around, well stocked flower borders and gate to side leading to pathway and rear garden. There is also an extensive courtyard style parking area and driveway adjacent to which is a DOUBLE GARAGE with electric up and over door and loft storage area, and internal door leading to Reception/Living Room.

The delightful landscaped rear gardens are a very special feature indeed and enjoy a high degree of privacy and seclusion. The gardens are principally laid to lawn with a great variety of mature shrubs, trees and well stocked borders around. There is a large paved terrace located immediately to the rear of the house and is ideal for al fresco dining and outside entertaining. There is also a timber garden storage shed and summerhouse/studio.

The main gardens are complimented by an adjoining meadow and this is accessed from the garden by attractive parkland style fencing and is surrounded by various trees and hedgerow. The meadow area also provides wonderful views over the adjoining farmland and countryside as well as offering views towards the church over the fields. In all the grounds extend to approximately 1.5 acres.

SERVICES

Mains water, electricity and drainage are connected.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,000,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





**Approximate Gross Internal Area 2663 sq ft - 247 sq m
(Excluding Garage)**

Ground Floor Area 1788 sq ft – 166 sq m

First Floor Area 875 sq ft – 81 sq m

Garage Area 340 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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