



Chapel Meadows, Cambridge, CB21 5AG

**CHEFFINS**



# Chapel Meadows

Great Wilbraham, Cambridge,  
CB21 5AG

- Individual & Stylish Detached Family Home
- Sleek And Contemporary Open Plan Living/Kitchen/Dining Room With French Doors Opening To The Garden
- Luxurious Principal Bedroom Featuring Dressing Room & En-Suite Bathroom
- Ample Off Road Parking & Detached Double Car Port
- Delightful Secluded Rear Garden Backing Onto Private Land With Stunning Countryside Views
- NHBC With Two Years Remaining
- Air Source Heat Pump With EPC Rating Of B
- EV Charging Point inside Car Port

A beautifully presented modern detached period-style home, finished to an exceptional standard and offering light, spacious accommodation arranged over two floors. The property enjoys a private, low-maintenance rear garden with delightful views over open grazing fields. It is set within an attractive and exclusive development at the heart of this well-served and charming village and is ideally positioned for easy access to Cambridge and major commuter routes.

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**Guide Price £1,185,000**





## LOCATION

Chapel Meadows is a beautifully positioned detached home in the peaceful village of Great Wilbraham, just over 7 miles east of Cambridge. The village offers a quintessential rural lifestyle with a strong sense of community and a range of local amenities. Residents can enjoy the charming Carpenter's Arms pub, known for its warm atmosphere and traditional fare, as well as a primary school serving local families. There is also a village post office and shop providing everyday essentials close to home. For community engagement, the Wilbrahams' Memorial Hall hosts various events, clubs, and activities throughout the year. For leisure and outdoor pursuits, the area benefits from extensive footpaths and cycle routes through the picturesque Cambridgeshire countryside, perfect for walking, jogging, or cycling. Nearby, residents have access to Dullingham railway station (approximately 4.3 miles away), offering regular services to Cambridge and beyond, ideal for commuters, with Cambridge Train Station (approximately 8 miles away), Newmarket Road Park and Ride (approximately 5 miles away), and Babraham Road Park and Ride (approximately 6 miles away). Cambridge city centre, with its cultural attractions, shopping, restaurants, and excellent educational institutions, is easily accessible by car or public transport, making this location perfectly balanced between village tranquility and urban convenience.



## PANELLED GLAZED ENTRANCE DOOR

with side floor to ceiling double glazed window leading through into:

## ENTRANCE HALL

with inset footwell, tiled flooring, engineered oak stairs rising to first floor accommodation with understairs storage cupboard, coved ceiling, inset LED downlighters, wall mounted underfloor heating control, engineered timber and panelled doors leading into respective rooms.

## CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wall mounted mirror, tiled flooring, coved ceiling, inset LED downlighters, extractor fan.

## SITTING ROOM

with coved ceiling, wall mounted underfloor heating control, open fireplace with composite stone mantel and stone hearth, double glazed windows to both side and front aspect, set of double glazed French doors leading out onto patio and providing views over the garden.

## FAMILY ROOM

with coved ceiling, wall mounted underfloor heating control, double glazed windows to both side and front aspect.

## SUDY

with coved ceiling, wall mounted underfloor heating control, double glazed window out onto side aspect.

## OPEN PLAN KITCHEN/DINING ROOM

A wonderfully open plan space encapsulating modern living perfectly providing a wonderful space to both relax and entertain. Kitchen area which comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature which stone work surface, inset stainless steel sink with hot and cold mixer tap, integrated 4 ring Bosch electric hob with Bosch extractor hood above and glazed splashback, integrated double oven as well as integrated and concealed fridge/freezer and dishwasher, concealed pull-out bin, kitchen island with extension of work surface creating an informal dining setting in the form of a breakfast bar, tiled flooring, inset LED downlighters, coved ceiling, double glazed windows to both side and rear aspect overlooking the garden, wall mounted underfloor heating control, opening through into Dining Area with continuation of tiled flooring, coved ceiling, inset LED downlighters, double glazed window overlooking garden, double glazed French doors leading out onto garden. Timber panelled door leads through to:

## UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer and dryer, water softener fitted underneath sink, coved ceiling,

wall mounted underfloor heating control, panelled glazed door leading out onto side aspect, wall mounted security alarm.

## ON THE FIRST FLOOR

## LANDING

extensive U-shaped landing creating slight galleried effect over entrance hall, coved ceiling, inset LED downlighters, large loft access with drop down ladder, radiator, panelled door leading through into airing cupboard housing pressurised hot water cylinder, double glazed window to front aspect, panelled doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with coved ceiling, inset LED downlighters, radiator, double glazed window to side aspect, double glazed window overlooking garden and grazing fields to the rear, panelled door leading through into walk-in wardrobe fitted with excellent range of railings and shelving, coved ceiling, inset LED downlighters, double glazed window overlooking garden via another panelled door the other side of the bedroom accessing:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with large shower cubicle with dual wall mounted shower head, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, built-in drawer underneath wash hand basin, heated towel rail, tiled flooring, part coved ceiling, inset LED downlighters, extractor fan, double glazed window to side aspect.

## BEDROOM 2

part coved ceiling, inset LED downlighters, radiator, double glazed window to front aspect, panelled door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with large shower cubicle with wall mounted shower head accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, wall mounted mirror, shaver point, built-in storage drawers underneath basin, tiled flooring, heated towel rail, fitted shelving, extractor fan, part coved ceiling, inset LED downlighters, double glazed window to side aspect.

## BEDROOM 3

with part coved ceiling, radiator, double glazed window to rear aspect.

## BEDROOM 4

with part coved ceiling, radiator, double glazed window to front aspect.

## FAMILY BATHROOM

comprising of a four piece suite with tiled bath, hot and cold mixer bath tap, large shower cubicle with wall mounted

shower head accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, wall mounted mirror, shaver point, built-in storage drawers underneath basin, tiled flooring, heated towel rail, fitted shelving, extractor fan, part coved ceiling, inset LED downlighters, double glazed window to side aspect.

## OUTSIDE

To the front the property is accessed off the The Lanes via a tarmac and block paved initial entrance leading onto a gravelled driveway which in turn leads to a two-car open car port with wooden cladding, pitched roof, fitted with power and lighting, further parking is available on the gravelled driveway right in front of the house. Adjoining the car port is a storage shed fitted with power and lighting. The garden is principally laid to lawn with a paved patio/pathway leading to the front entrance door into the side access point, outside store adjoining the car port, with EV charging. The remainder of the front garden is laid to lawn with some well stocked bedding full of lavender and other flowering plants.


To the rear of the property is a well maintained landscaped garden principally laid to lawn with a large paved patio area led directly off the two reception rooms providing a wonderful space to both relax and entertain this extends out across the full width of the property and is bordered by raised bedding laid to gravel and a handful of shrubs. The main lawn area is bordered by some further well stocked bedding with a timber decking area located at the right hand side to the rear of the garden benefiting from the views over the grazing fields to the rear. The other side of the property is a summerhouse and a hardstanding paved platform. To the on side of the property the patio/paved pathway continues round to access some further raised bedded areas where the air source heat pump is also located, covered bin store, log/general store, timber gate leading round to the front. To the other side of the property is another timber access gate leading back round to the front.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,185,000  
Tenure – Freehold  
Council Tax Band – G  
Local Authority – South Cambridgeshire









## Approximate Gross Internal Area 2656 sq ft - 247 sq m

Ground Floor Area 1113 sq ft – 103 sq m

First Floor Area 1039 sq ft – 97 sq m

Outbuilding Area 504 sq ft – 47 sq m



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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.



PROTECTED

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