



High Street, West Wrating, CB21 5LU

CHEFFINS

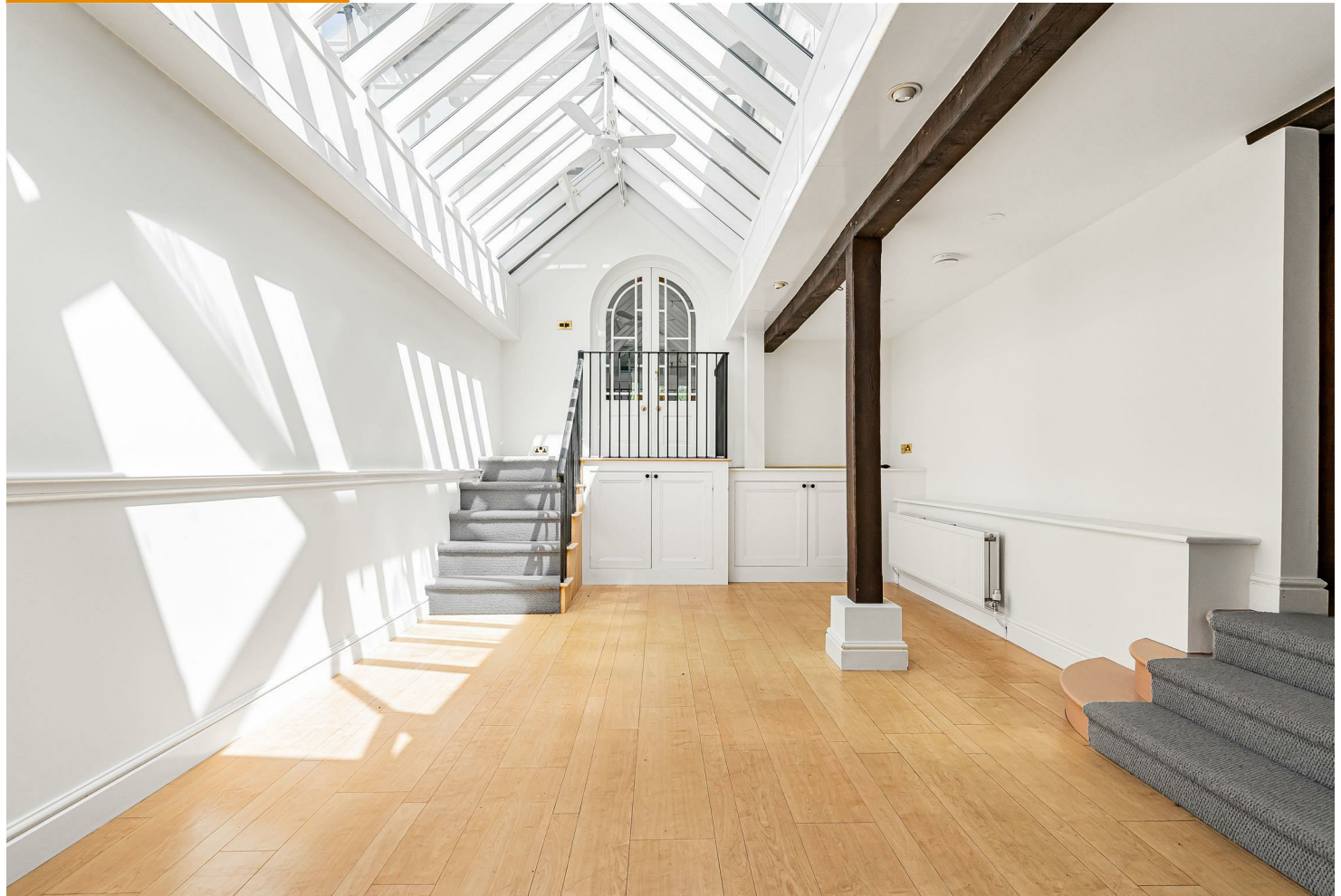
High Street

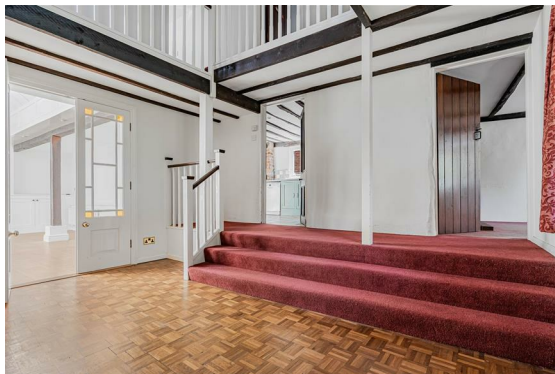
West Wrattling,
CB21 5LU

An exciting opportunity to acquire a charming and most interesting detached period home, formally a farmworkers cottage which has been substantially extended in more recent times and enjoys its own unique ambiance and attractive character features. The property provides exceptionally versatile and cleverly designed accommodation set over different levels and from the top floor principal bedroom suite there are delightful views over gardens towards the church in the background. There is also an enclosed rear garden, driveway/parking area to side and a detached outbuilding (former garage) now converted to a home office/studio which offers potential for improvement.

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Guide Price £650,000





LOCATION

The property enjoys a prominent and quite delightful position close to the heart of the picturesque village of West Wratting with its own fine church and public house. The larger village of Balsham is about two miles away and provides more extensive amenities including a primary school. The university City of Cambridge is situated about twelve miles away and for the commuter the village is well placed for access to major routes and there are main line stations at Whittlesford, Cambridge and Audley End.

COVERED ENTRANCE PORCH

with quarry tiled flooring, sealed unit double glazed windows to front and side aspect and door leading to:

RECEPTION HALL

which is open to the full height of the building and is overlooked by a galleried style landing area on the first floor. There is woodblock flooring and a large built-in storage cupboard understairs which rise to the first floor, extensive fitted book and display shelving, double radiator, sealed unit double glazed windows to front aspect and a high level fitted meter cupboard, exposed timbers, attractive part glazed doors leading through to:

INNER RECEPTION ROOM

and steps up and door leading to:

LIVING ROOM

with an attractive brick fireplace and wood burning stove, recess to side and built-in shelved storage cupboard, exposed timbers, radiator, sealed unit double glazed windows to side aspect and feature bow window to front aspect with sealed unit double glazed windows.

INNER RECEPTION ROOM

A wonderful light and spacious reception room with high vaulted ceiling with sealed unit double glazed panels, ceiling fan, two double radiators, extensive fitted storage cupboards with deep shelving above and further built-in storage cupboards understairs. Steps up to:

LOBBY AREA

with a pair of glazed doors leading to:

PRINCIPAL RECEPTION ROOM

with central brick fireplace and wood burning stove set on a brick hearth, two double radiators, built-in storage cupboard understairs, sealed unit double glazed windows to side aspect and a bay window at the far end of the room with sealed unit double glazed windows and full height sealed unit double glazed doors leading to paved terrace and gardens.

KITCHEN/BREAKFAST ROOM

with range of bespoke natural wood style units set beneath extensive fitted worktops with a range of cupboards and drawers, integrated Bosch dishwasher, wall storage cupboards and range of shelving, part panelled walls and ceramic tiled splashbacks, space for upright fridge/freezer and a feature brick fireplace which incorporates a Belling Range style cooker with 5 point hob above, exposed ceiling timbers, ceramic tiled floor and door to:

UTILITY ROOM

with inset single drainer sink unit with mixer taps and cupboards below, worktop to side with space and plumbing beneath for washing machine and worktop to the other side with space for tumble dryer, upright shelved storage cupboards, radiator, ceramic tiled floor, fitted coat hooks and stable door leading to rear terrace and gardens, door to:

CLOAKROOM

with low level w.c., ceramic tiled floor, radiator, glazed window to rear aspect.

ON THE FIRST FLOOR

GALLERIED STYLE LANDING AREA

which overlooks the main reception hall, radiator, trap door to roof space, sealed unit double glazed windows to front aspect.

BEDROOM 2

with fitted wardrobes, chest of drawers and shelved cupboard to side, radiator, exposed timbers, sealed unit double glazed windows to side aspect.

BATHROOM

with traditional style bath on ball and claw feet with mixer tap and shower attachment, part ceramic tiled walls around, recess with low level w.c., and vanity style unit with wash hand basin set onto a worktop with cupboards and drawers beneath, electric shaver socket, radiator/towel rail, fitted shelving, sealed unit double glazed window with frosted glass to side aspect, wall mounted towel rail/radiator, walk-in tiled shower cubicle with shower unit and folding glazed shower doors.

INNER LANDING

with radiator, sealed unit double glazed windows to side aspect.

BEDROOM 3

with radiator, exposed timbers, sealed unit double glazed windows to side aspect.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect, door to:

REAR LOBBY

with steps leading up to:

LANDING AREA

with radiator, to:

LANDING/DRESSING AREA

with range of built-in wardrobes, built-in airing cupboard housing lagged hot water cylinder, opening through to:

PRINCIPAL BEDROOM 1

with radiator, feature high semi-vaulted ceiling, two double glazed Velux windows and bay window to rear aspect with fitted window seat overlooking the rear gardens and providing a wonderful vista over surrounding gardens towards the church tower. Door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle, wall mounted shower unit and fixed head shower, vanity style unit with wash hand basin with mixer taps and cupboards beneath, worktop to side and ceramic tiled walls around, low level w.c., wall mounted towel rail.

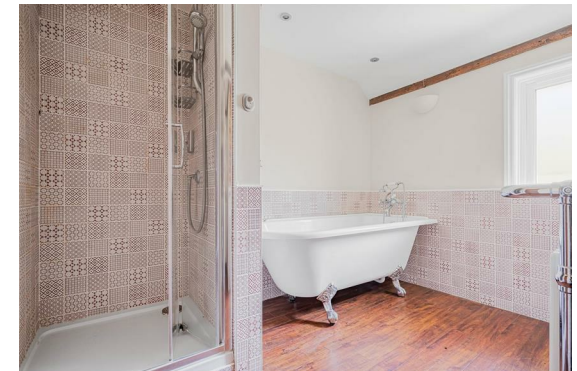
OUTSIDE

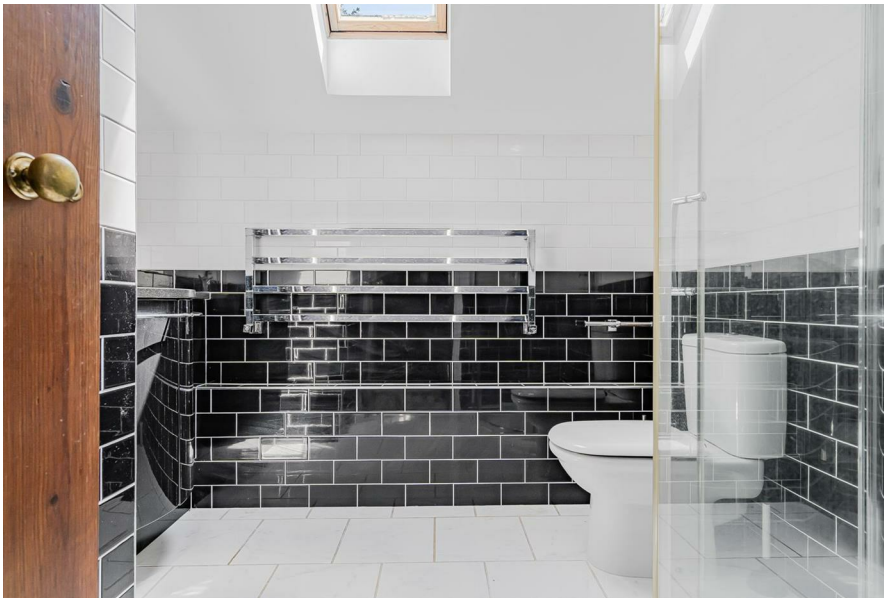
To the front of the property there is an attractive garden area with a great variety of mature shrubs and well stocked borders. Brick paviour courtyard style area and pathway which leads to the front door.

To the side of the property there is a long courtyard style parking area and driveway and there is then a gated which leads into the rear courtyard area and rear garden. Immediately to the side and rear of the property there is a large paved terrace with a great variety of mature shrubs and bushes to side. Steps lead up to the most attractive and enclosed part walled gardens which are principally laid to lawn with mature shrubs and trees and a further paved terrace immediately adjacent to the property itself. DETACHED OUTBUILDING set into the garden which comprises a studio/home office with radiator, windows to front and rear aspect, high semi-vaulted ceiling. Adjacent to this there is a doorway from the main part of the building which provides access to a further storage area and this also has the oil fired boiler, windows to side aspect and door to side leading to the paved terrace. To the other side of the property there is a recessed area with oil storage tank.

AGENTS NOTE

The current owners are arranging updates to the boundary from the current land registry title, a plan showing the updated boundary will be available shortly.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(81-81) B		
(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 £650,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

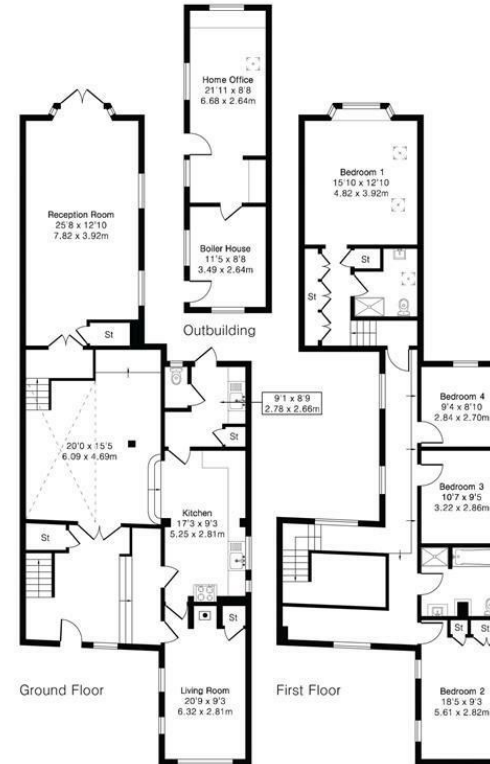
Council

**Approximate Gross Internal Area 2326 sq ft - 216 sq m
(Excluding Outbuilding)**

Ground Floor Area 1282 sq ft - 119 sq m

First Floor Area 1044 sq ft - 97 sq m

Outbuilding Area 293 sq ft - 27 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.

CHEFFINS

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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