



Mill Road, Great Wilbraham, CB21 5JW

**CHEFFINS**



## Mill Road

Great Wilbraham,  
CB21 5JW

A substantial detached residence extending to about 2160 sqft, incorporating a generous sized kitchen/dining room. The property stands in a plot size of about 0.42 acres, including two gardens and extensive driveway. A substantial 780 sqft single storey studio offers potential for a self contained annexe or alternative uses subject to the necessary consents. The property is situated close to the heart of this sought after, well served picturesque village conveniently placed for access to Cambridge City as well as major road links.

5 3 2

**Guide Price £850,000**





## LOCATION

Great Wilbraham is a desirable and picturesque village situated just 8 miles from Cambridge city. The village boasts a nursery, Church of England primary school, post office and village convenience Store, public house and a popular sports and social club. Secondary schooling is available in the nearby village of Bottisham with a school bus service running to and from the village. For the rail commuter there is easy access to Cambridge and Whittlesford stations offering direct services to London from 50 minutes.



**ENTRANCE DOOR**

with double glazed and frosted panes into:

**ENTRANCE HALLWAY**

with coved ceiling, wood flooring, coats cupboard with panelled and glazed door with coat hooks, shelving and double glazed window to the side.

**INNER HALLWAY**

coved ceiling, staircase rising to the first floor, radiator, wood flooring.

**LIVING ROOM**

coved ceiling, wall lights, adjustable shelving, feature natural brick chimney breast with wood burning stove, brick hearth, radiator, double glazed windows and doors to the side.

**GARDEN ROOM**

with a pitched double glazed ceiling,, double panelled radiator, double glazed to three sides incorporating double glazed doors leading out to the garden.

**CLOAKS/SHOWER ROOM**

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin and tiled shower cubicle, tiled walls and floor, ceiling with inset downlighters, extractor fan, heated towel rail/radiator, double glazed and frosted window to the side.

**KITCHEN/DINING/SITTING ROOM**

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands, undermount single drainer stainless steel sink unit with grooved drainer and mixer tap, Rangemaster cooking range, fitted microwave oven, American style fridge/freezer, fitted and concealed dishwasher, ceiling with inset downlighters, spotlights, radiator, double glazed windows.

**UTILITY ROOM**

rolltop working surfaces with plumbing and space for automatic washing machine, space for tumble dryer below, oil fired boiler

providing domestic hot water and central heating system, wood flooring, wall shelving, radiator, coat hooks, part double glazed stable door leading to outside and double glazed window to the rear.

**STUDY**

fitted adjustable wall shelving, radiator, double glazed window.

**ON THE FIRST FLOOR****LANDING**

radiator, double glazed windows to the side and fitted double cupboard housing insulated hot water tank and slatted shelving, access to loft space.

**BEDROOM 1**

ceiling fan, range of fitted wardrobe cupboards, radiator, double glazed window to the side.

**ENSUITE SHOWER ROOM**

tiled shower cubicle, low level dual flush w.c., pedestal wash hand basin, tiled walls and floor, radiator, double glazed and frosted window.

**BEDROOM 2**

radiator, double glazed window.

**BEDROOM 3**

radiator, a pair of double glazed windows and fitted double wardrobe.

**BEDROOM 4**

radiator, fitted wardrobe cupboard, double glazed window.

**BEDROOM 5**

radiator, double wardrobe cupboard, double glazed window.

**FAMILY BATHROOM**

fitted with white suite comprising tiled panelled bath with mixer tap, separate shower above, glazed extending shower screen, pedestal

wash hand basin, low level dual flush w.c., tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor double glazed window.

**DETACHED STUDIO BARN/POTENTIAL ANNEXE**

with brick elevations underneath a pitched tiled roof.

**ENTRANCE DOOR**

with double glazed pane into:

**ENTRANCE LOBBY**

vaulted ceiling, a pair of toilets, pair of wash hand basins, shelving, double glazed window.

**KITCHENETTE**

square edge working surfaces with storage cupboards and drawers, fitted and concealed dishwasher, electric oven and hob, single drainer stainless steel sink unit.

**STUDIO**

full height vaulted ceiling with exposed timbers, electric storage heaters, double glazed windows and panelled and double glazed door to the rear leading out to the garden.


**OUTSIDE**

The property stands within its own delightful established plot with a pair of wrought iron gates leading to a large gravelled parking area enclosed by walling and fencing. Principal gardens are laid to lawn with flowering and shrub beds, paved patio area, mature trees, oil storage tank, access to private drainage system and further fenced garden adjoining the back of the studio principally laid to lawn, paved patio, trees and timber shed with views over adjoining paddocks.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Guide Price £850,000

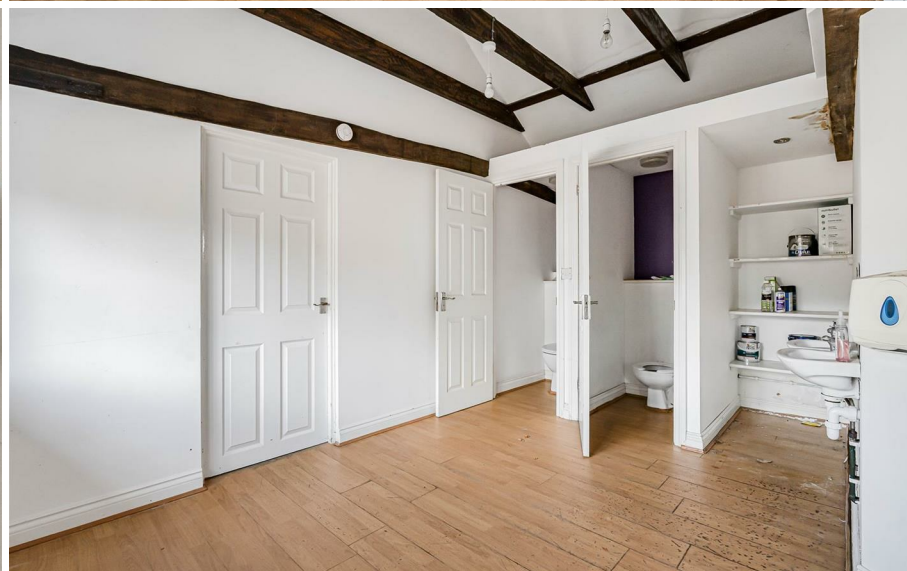
Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire District Council







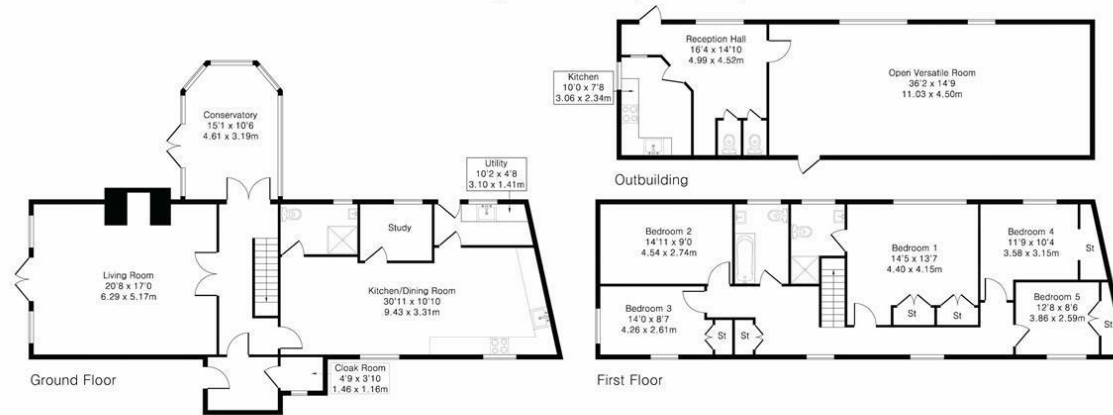


## Approximate Gross Internal Area 2947 sq ft - 273 sq m

Ground Floor Area 1197 sq ft - 111 sq m

First Floor Area 970 sq ft - 90 sq m

Outbuilding Area 780 sq ft - 72 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.

