



Temple End, Cambridge, CB21 5JF

**CHEFFINS**



## Temple End

Great Wilbraham,  
Cambridge,  
CB21 5JF

- Detached Cottage
- Three Bedrooms
- Three Bathrooms
- Sitting Room With Wood Burning Stove
- Front Garden
- Detached Double Garage
- Chain Free

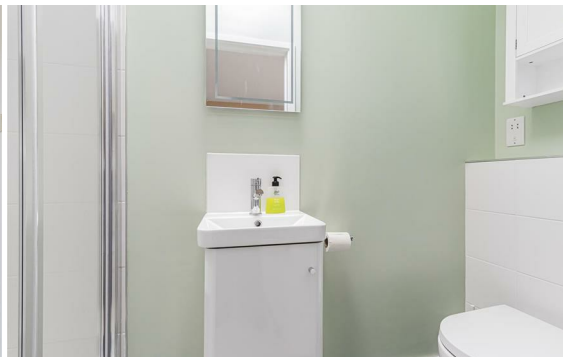
A delightful detached cottage, sympathetically extended to provide versatile accommodation across two floors. The home features a beautifully landscaped garden and a detached double garage, and is perfectly positioned in the heart of the sought-after village of Great Wilbraham, within easy reach of local amenities.

3 3 2



**Guide Price £600,000**





## LOCATION

Great Wilbraham is a picturesque and much-admired village located just six miles east of Cambridge, making it highly convenient for those seeking the tranquillity of village life with easy access to the city. The village itself offers a strong sense of community, with amenities including a well-regarded primary school, a traditional parish church, village hall, recreation ground and a popular local pub. Everyday shopping facilities and services can be found in the neighbouring villages of Fulbourn and Bottisham, while the historic city of Cambridge provides a wide range of cultural, leisure, shopping and dining opportunities. The village is well connected, with excellent road links via the A14, A11 and M11, as well as rail services into London King's Cross and Liverpool Street from Cambridge and Whittlesford Parkway. This makes the location particularly appealing to commuters. The area is also ideally placed for Addenbrooke's Hospital, the Cambridge Biomedical Campus, Granta Park and a number of leading business and science parks. Families are well served with access to both the village primary school and highly regarded state and independent schools in Cambridge and the surrounding area. Surrounded by attractive countryside, Great Wilbraham offers a network of footpaths and bridleways for walking, cycling and riding, making it an ideal location for those who enjoy outdoor pursuits while still being close to the amenities of the city.

## PANELLED GLAZED TIMBER ENTRANCE DOOR

leading through into:

## ENTRANCE PORCH

with timber flooring, radiator, fitted shelving and rails, panelled door leading through into:

## SITTING ROOM

with exposed timber beams, open split level timber stairs rising to first floor with open understairs storage and engineered timber flooring. Woodburning stove with open brick surround and hearth, wooden mantel with fitted bookcases and shelving in the recess of the chimney breast, double radiator, wall mounted lighting, double glazed windows to front and rear aspect, panelled glazed doors leading into respective rooms.

## DINING ROOM

with double panelled radiator, engineered wood flooring, double glazed windows to both front and side aspect, panelled door leading through into:

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with tiled splashback, Neff extractor hood above, integrated Neff oven and microwave, integrated and concealed Bosch dishwasher, integrated and concealed washer/dryer, integrated fridge and freezer, tiled flooring, LED downlighters, radiator, double glazed windows to both side aspects and rear, timber door leading out to the side aspect.

## STUDY

with tiled flooring, radiator, wall mounted lighting, double glazed window to rear aspect, panelled door leading through into:

## SHOWER ROOM

comprising of a three piece suite with shower cubicle, wall mounted electric shower, storage niche accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, wall mounted mirror with light, extractor fan, heated towel rail, tiled flooring, part vaulted ceiling with inset LED downlighters, double glazed skylight.

## ON THE FIRST FLOOR

## LANDING

with exposed timber beams, radiator, loft access, panelled door providing access into airing cupboard comprising hot water cylinder, fitted timber shelving, further panelled doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with a wealth of built-in storage accessed via panelled doors fitted with railings and shelving, further loft access, radiator, double glazed window to front aspect, panelled doors one leading into:

## ENSUITE BATHROOM

comprises of a three piece suite with panelled bath, hot and cold mixer tap with shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, heated towel rail, wall mounted mirror, extractor fan, double glazed window to front aspect.

## STUDY/DRESSING ROOM

accessed via panelled glazed door from the main bedroom with engineered wood flooring, radiator, part vaulted ceiling and double glazed window out onto rear aspect.

## BEDROOM 2

with recess creating an ideal space for built-in or freestanding storage furniture, radiator, double glazed windows to front aspect.

## BEDROOM 3

with set of built-in wardrobes accessed via sliding doors fitted with railings and shelving, radiator, double glazed window to side aspect.

## FAMILY SHOWER ROOM

comprising a three piece suite with corner shower cubicle, wall mounted shower head accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, wall mounted mirror cupboard, extractor fan, double glazed window out onto rear aspect.

## OUTSIDE


The property is approached via a gated driveway, offering parking for two vehicles and direct access to a detached double garage with remotely operated up-and-over doors. The gardens, positioned mainly to the front of the house, have been thoughtfully landscaped for low maintenance, while still providing a variety of attractive spaces. Secluded areas for al-fresco dining and relaxation are complemented by established shrubs and trees, along with dedicated spots for container planting, raised vegetable beds, and fruit cultivation.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £600,000  
Tenure – Freehold  
Council Tax Band – E  
Local Authority – South Cambridgeshire







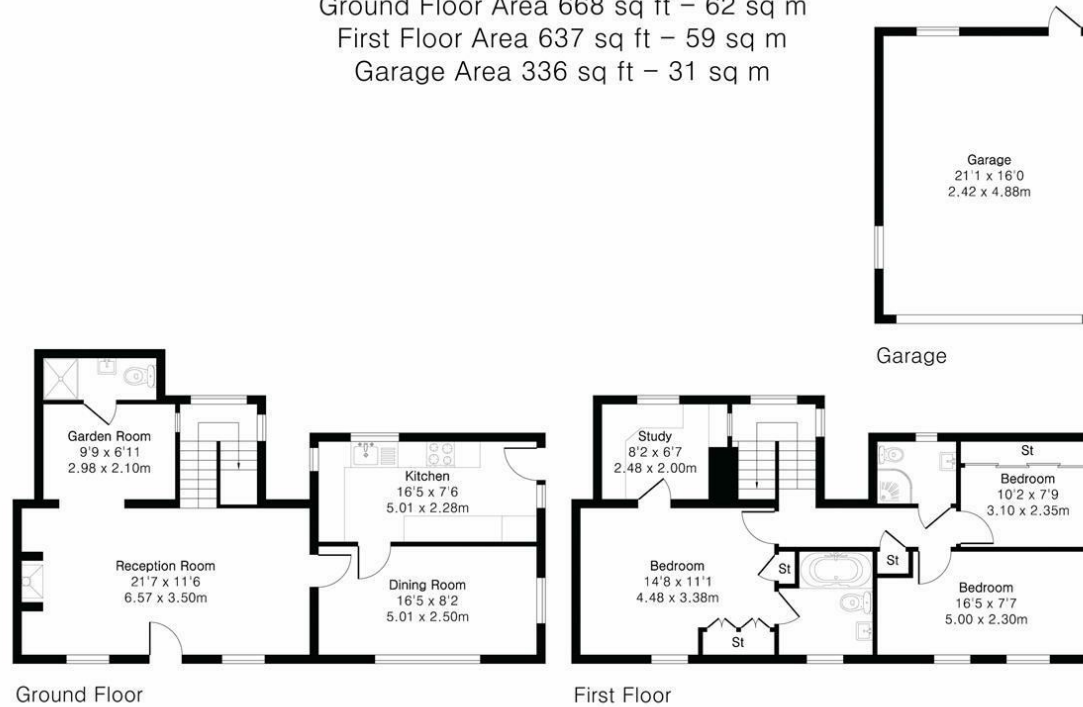


**Approximate Gross Internal Area 1305 sq ft - 121 sq m  
(Excluding Garage)**

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 637 sq ft – 59 sq m

Garage Area 336 sq ft – 31 sq m



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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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