



Haddenham Road, Wilburton, CB6 3RG

CHEFFINS

Haddenham Road

Wilburton,
CB6 3RG

- Substantial High Specification Brand New Home
- Stunning open plan kitchen/dining/living room
- EPC: B

Substantial brand new detached home situated on a mature plot in an elevated position giving superb far reaching views across countryside to both front and rear aspects. The property is finished to a high specification and comprises of reception hall, superb open plan kitchen/dining/living space overlooking the garden, utility, lounge, family room, cloakroom, 5 double bedrooms with the master having a dressing room and en-suite, bedroom 2 benefits from an en-suite, family bathroom. Outside there is an extensive driveway, oversized garage and mature rear garden consisting of lawn and fruit trees. Available: 31/07/2025. Deposit: £4,038. Holding fee: £807. Minimum 6 month term. Council tax band: F. EPC: B

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£3,500 PCM





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London.

RECEPTION HALL

with central staircase with glazed balustrading, built-in cupboard, under floor heating.

KITCHEN/DINING/FAMILY ROOM

Kitchen area fitted with a superb range of painted wall and base level storage units and drawers with stone work surfaces and undermounted double ceramic sink, built-in appliances including full height fridge and freezer, Neff double electric oven, induction hob, extractor hood and dishwasher, island unit with stone worktop including a breakfast bar, painted storage units and further Neff electric oven, plinth lighting, under floor heating.

Dining area with a range of bi-fold doors opening onto the rear garden, under floor heating.

Family Room with bi-fold doors opening onto the rear garden, under floor heating.

UTILITY

with a range of painted base level storage units with stone work surfaces and undermounted sink, double glazed window and door to side aspect, cloaks cupboard, under floor heating.

FAMILY ROOM

with double glazed bay window to front aspect with attractive views, under floor heating.

LOUNGE

with inset wood burning stove with slate hearth, under floor heating.

CLOAKROOM

with built-in WC and wash basin with storage units beneath and countertop, mirror, under floor heating.

GALLERIED LANDING

with glazed balustrading overlooking the hallway, 2 built-in double cupboards, 3 Velux windows to front aspect.

BEDROOM

with double glazed French doors and screens leading onto a Juliet balcony providing an attractive view across the garden and countryside beyond.

DRESSING ROOM

leading to:

EN-SUITE

with large walk-in shower, built-in WC and wash basin with stone countertop and storage beneath, mirror with light, roll-top bath, walk-in shower.

BEDROOM

EN-SUITE

with walk-in shower, built-in WC and wash basin with stone countertop and storage beneath, mirror with light.

BEDROOM

BEDROOM

BEDROOM

BATHROOM

with roll-top bath, shower, built-in WC and vanity unit with stone countertop and storage beneath, mirror with light.

OUTSIDE

To the front and side of the property there is an extensive gravelled driveway, together with a lawned garden. The driveway continues to the rear and leads to a large garage with electric roller shutter door, power and light connected. Adjoining the rear of the property there is an extended area of paving leading onto a lawned garden with orchard area beyond containing a number of fruit trees. The garden offers an excellent degree of privacy and the plot amounts to approximately half an acre.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.








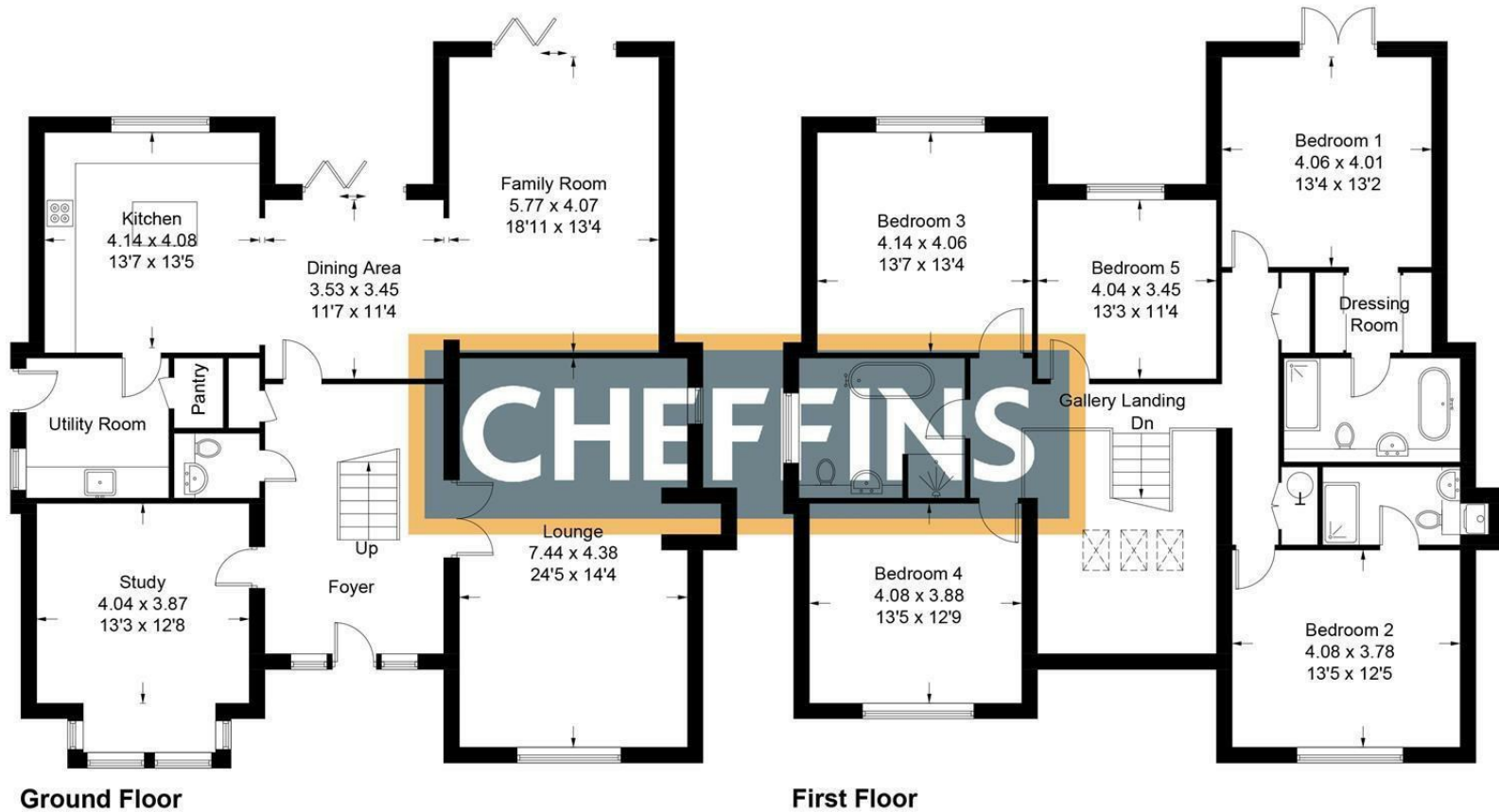


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(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 	



Approximate Gross Internal Area
 Ground Floor = 140.3 sq m / 1510 sq ft
 First Floor = 137.1 sq m / 1476 sq ft
 Total = 277.4 sq m / 2986 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1004450)

Agents note:

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.



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