



The Wyches, Little Thetford, CB6 3HG

**CHEFFINS**



# The Wyches

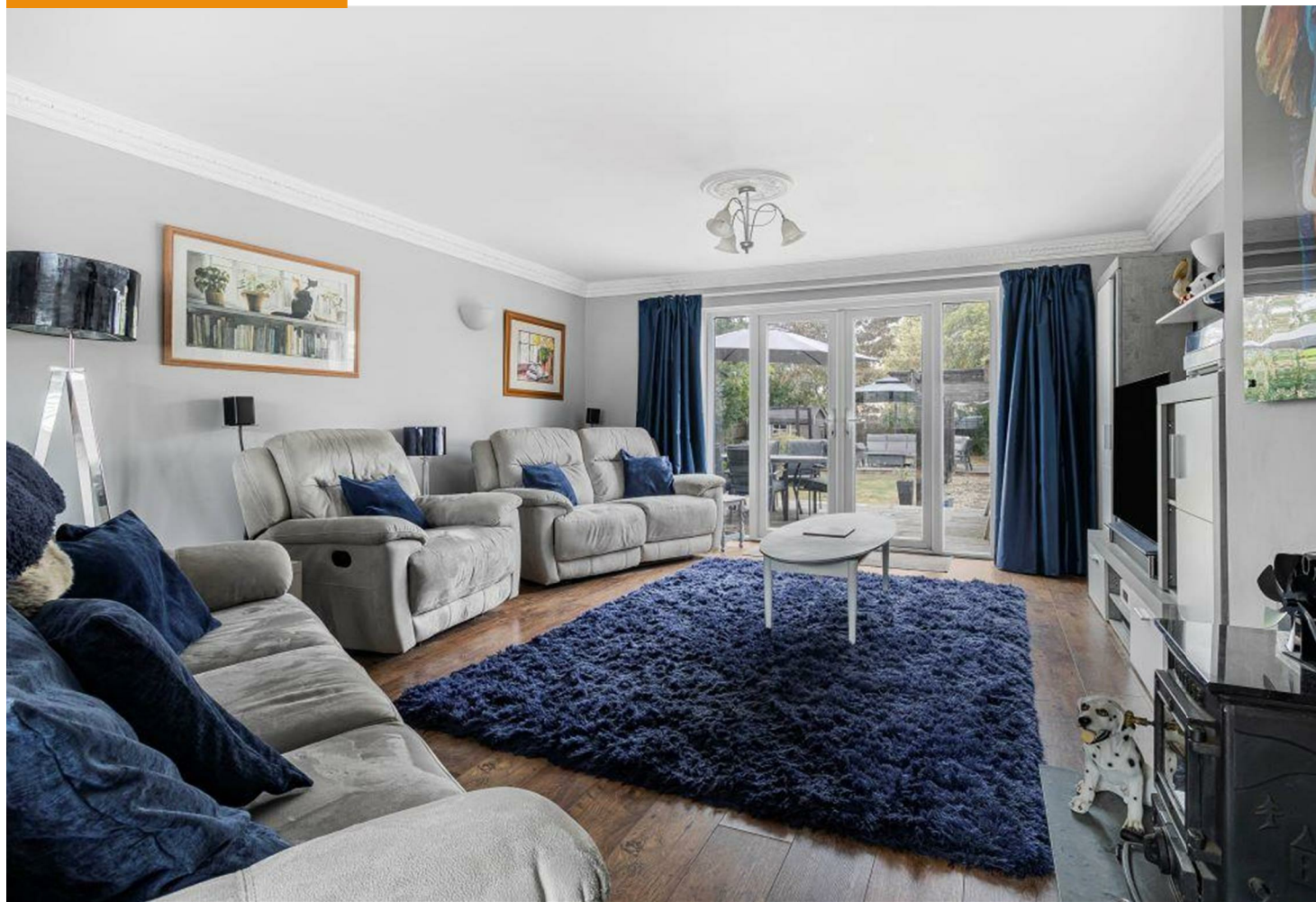
Little Thetford,  
CB6 3HG

- Substantial Detached Home
- 5 Bedrooms (2 Ensuite)
- 3 Reception Rooms
- Refitted Kitchen/Breakfast Room
- Double Garage & Driveway
- Approx. 1/4 of an Acre Plot
- Freehold / Council Tax Band G / EPC Rating C

A substantial and individual 5 bedroom detached property situated within a plot of approximately 1/4 of an acre. Accommodation comprises on the ground floor, entrance hall, refitted cloakroom, lounge, separate dining room, study/family room, refitted kitchen/breakfast room and utility. On the first floor there are 5 bedrooms with 2 having ensembles and a family bathroom. Outside there is an extensive gravelled driveway, double garage and mature gardens.

The property has the benefit of replacement windows and doors and to fully appreciate the extent of accommodation a viewing is highly recommended.

5 3 3



**Guide Price £850,000**



## LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

**ENTRANCE HALL**

An impressive double height hallway with stairs to first floor, tiled floor, radiator.

**REFITTED CLOAKROOM**

With low level WC, hand basin, radiator.

**SITTING ROOM**

With feature fireplace with multi-fuel stove, French doors leading to the rear garden, 2 radiators.

**DINING ROOM**

With French doors leading to the rear garden, radiator.

**KITCHEN / BREAKFAST ROOM**

With double glazed windows to side and rear aspects and door to outside. Refitted with a wide range of matching wall and base level storage units and drawers, together with matching work surfaces, sink unit and drainer, built-in Neff electric double oven and combination oven, Bosch induction hob and extractor hood, plumbing for dishwasher and plumbing for fridge/freezer, island unit incorporating a breakfast bar, 2 radiators.

**UTILITY ROOM**

With inset sink and drainer, fitted with a range of matching units and complimentary work surfaces, space for washing machine and tumble drier, tiled floor, radiator.

**FAMILY ROOM / STUDY**

With radiator.

**FIRST FLOOR LANDING**

A galleried landing with access to loft, walk-in storage cupboard, airing cupboard, 2 radiators.

**BEDROOM 1**

With fitted walk-in wardrobe, 2 radiators.

**ENSUITE**

Refitted with walk-in shower, low level WC, bath, 2-drawer vanity unit with wash basin, heated towel rail and radiator.

**BEDROOM 2**

With walk-in wardrobe, walk-in storage cupboard.

**ENSUITE**

With shower cubicle, refitted vanity unit with wash basin, low level WC, radiator.

**BEDROOM 3**

With radiator.

**BEDROOM 4**

With a range of fitted wardrobes, radiator.

**BEDROOM 5**

With radiator.

**BATHROOM**

With panelled bath, refitted shower, pedestal hand wash basin, low level WC, heated towel rail.

**OUTSIDE**

To the front of the property there is extensive gravelled parking, an EV charging socket and a double garage (with light, power and water), fitted with 2 wooden up and over doors. The garage being 19'2" x 18'1" housing the oil fired central heating boiler. There is gated pedestrian access to both sides of the property with the left gate leading to an enclosed gravelled area

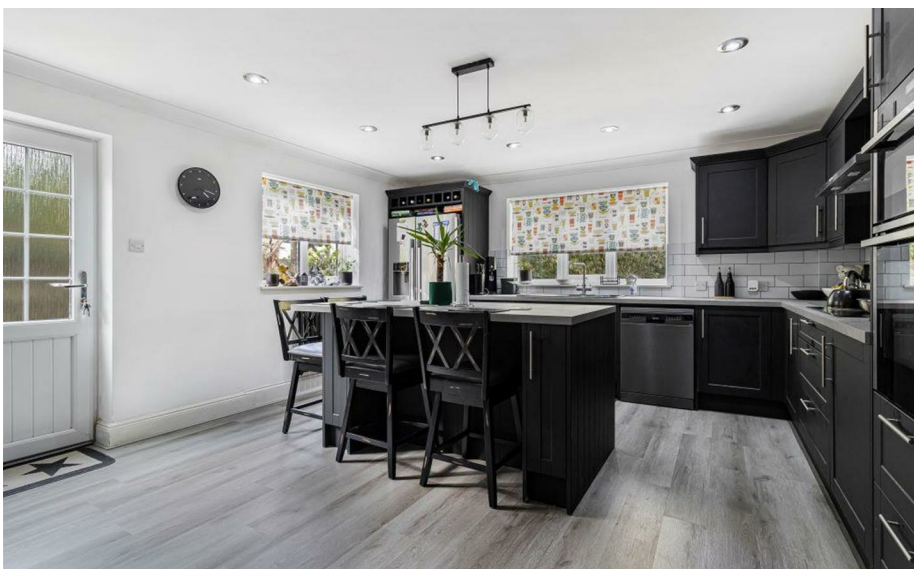
containing various shrubs and the oil tank. An adjoining pathway leads alongside the property with doors to the garage and the kitchen and access to the rear garden. Immediately to the rear of the property there is a large re-laid paved terrace stretching the width of the house with an arbour walkway leading to a further re-laid paved area.

The remainder of the garden is predominantly lawned with a further re-laid patio, mature trees and established shrubs including apple, pear and plum trees, along with a large timber built shed with power and light connected.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

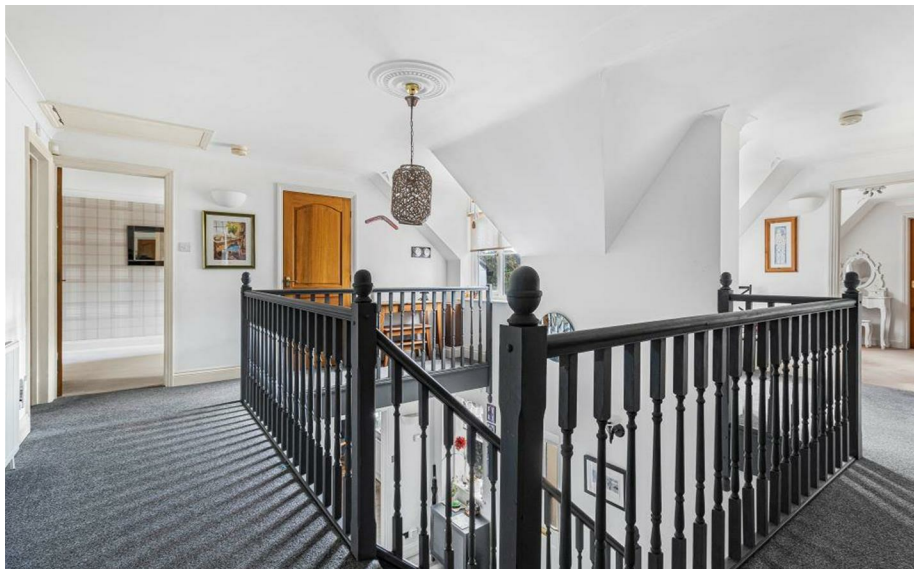




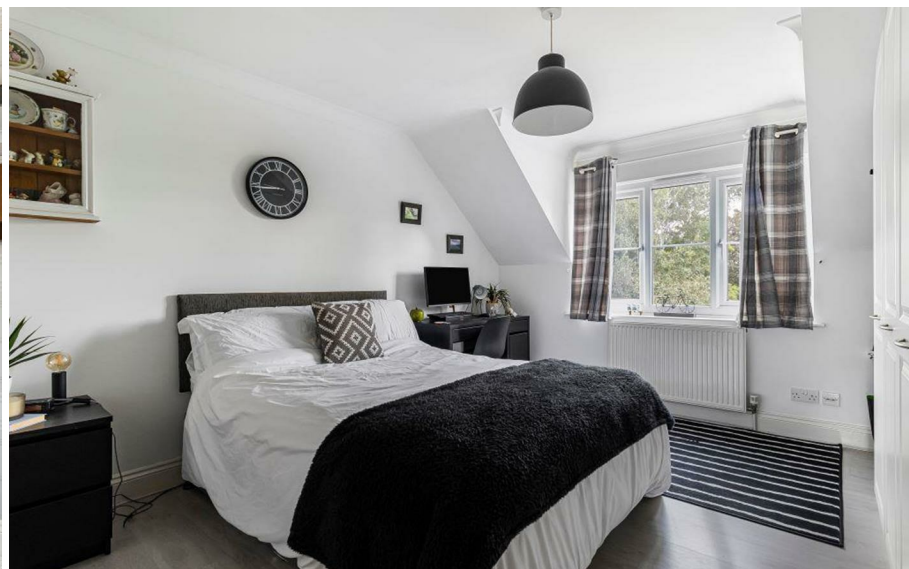















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - East Cambs District Council











**Approximate Gross Internal Area 2724 sq ft - 253 sq m  
(Excluding Garage)**

Ground Floor Area 1194 sq ft – 111 sq m

First Floor Area 1530 sq ft – 142 sq m

Garage Area 344 sq ft – 32 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.

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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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