



Church Road, Wentworth, CB6 3QE

**CHEFFINS**



# Church Road

Wentworth,  
CB6 3QE

- Extended Detached Cottage
- Beautifully Presented Throughout
- Attractive Countryside Views
- 2 First Floor Double Bedrooms
- Newly Created Ground Floor Double Bedroom with Ensuite
- 3 Reception Rooms
- Refitted Kitchen & Bathroom
- Superbly Maintained & Private Gardens
- Driveway & Workshop/Garage
- Freehold / Council Tax Band C / EPC Rating TBC

A beautifully presented and charming detached cottage which has been extended and remodelled by the current owner and is situated in a delightful location overlooking open countryside.

Accommodation comprises on the ground floor, entrance hall, utility, cloakroom, newly created double bedroom (or additional reception room) with ensuite, a spacious lounge, separate dining room, study and kitchen. On the first floor there are 2 double bedrooms and a refitted bathroom.

Outside there is a driveway, workshop/garage, store, beautifully maintained gardens offering excellent privacy and making the most of the views across farmland.

To fully appreciate the views, accommodation and stylish interior of this fine country cottage, a viewing is highly recommended.

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**Guide Price £499,950**





## LOCATION

Wentworth is a picturesque hamlet situated approximately 4 miles west of Ely just off the A142 with a 12th Century Norman church at it's focal point. Village amenities, together with schooling are situated at Sutton, Witchford and Wilburton with a full range of shopping, schooling, domestic facilities etc. available at the Cathedral City of Ely. Ely also has a mainline rail service to London via Cambridge (15 miles) and recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

## ENTRANCE HALL

With timber door and double glazed window to front aspect, radiator.

## CLOAKROOM

With low level WC and wall mounted wash basin.

## UTILITY

With double glazed window to rear aspect overlooking countryside, base level storage unit and worktop, plumbing for washing machine, space for tumble drier, tall built-in cupboard.

## BEDROOM 3 / RECEPTION

This room is newly created and at the time of writing these particulars is being completed. With double glazed French doors to rear and door to side aspect, velux window, 2 radiators.

## ENSUITE

With automatic light, shower, low level WC, wash basin, double glazed window to front aspect, heated towel rail.

## DINING ROOM

With double glazed window to rear aspect giving an attractive view across open countryside, solid wood flooring, sliding door to staircase, radiator.

## KITCHEN

With double glazed window to rear aspect giving an attractive view across countryside, double glazed window and stable style door to garden. Fitted with a range of modern wall and base level storage units and drawers with matching work surfaces, sink unit and drainer, Stoves range oven, integrated dishwasher and wine fridge.

## STUDY

With double glazed windows to front and side aspects, fitted shelving, solid wood floor, radiator.

## LOUNGE

With double glazed window to front aspect and bi-fold doors onto garden, solid wood floor, cast iron wood burning stove on tiled hearth, 2 radiators.

## FIRST FLOOR LANDING

With double glazed window to rear aspect giving a most attractive view of the garden and countryside.

## BEDROOM 1

With 2 double glazed windows giving attractive views across the garden, recessed area with bench seat and double wardrobe.

## BEDROOM 2

With double glazed windows to side and rear aspects giving attractive views over both the garden and surrounding countryside, radiator.

## BATHROOM

Refitted with suite comprising deep freestanding roll-top bath, high level WC, vanity unit with wash basin, double glazed window, 2 radiators with towel rails.

## OUTSIDE

The property is accessed via a pair of electronically operated gates leading into a driveway. There is a garage/workshop with electricity connected and a further timber built store also with electricity connected. To the rear of the garage there is a log store and the oil fired central heating boiler.

The cottage benefits from a most attractive

beautifully landscaped garden which makes the most of the superb views across farmland at the rear. Adjoining the house there is a part covered patio with timber pergola leading onto the lawn with established and attractive beds and borders with an array of plants, shrubs and trees. The garden also has a fish pond and 2 timber built gazebos, one used as a barbecue area and the other with a bath overlooking the surrounding farmland and wood burning stove.

The garden is completely private and to be fully appreciated a viewing is recommended.

## AGENTS NOTE

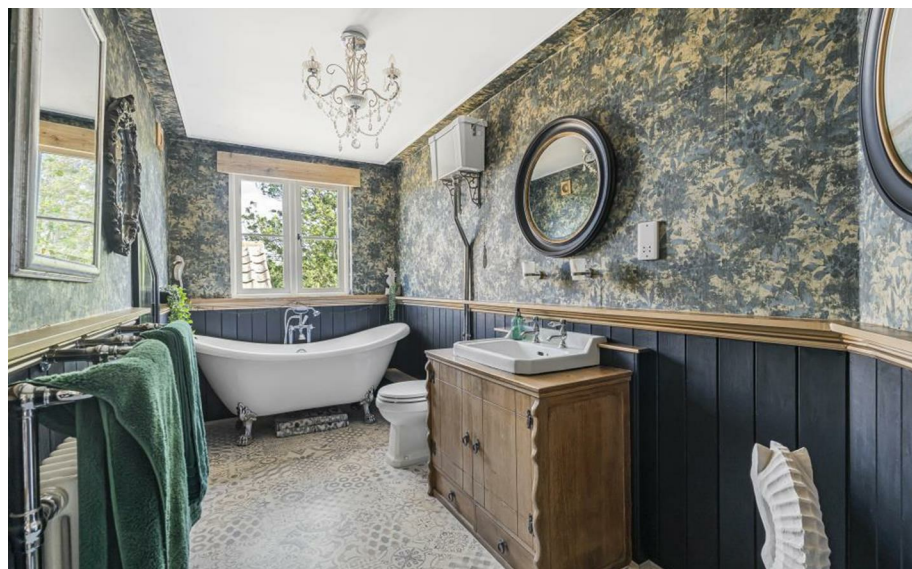
The vendors obtained planning consent in August 2024 for a two storey side extension to create a breakfast room off the kitchen and enlarge one of the first floor bedrooms to include an ensuite. The planning consent and plans can be found on the planning portal of East Cambs District Council with a reference number of 24/00503/FUL

## 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>		
(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		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £499,950  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – East Cambs District Council







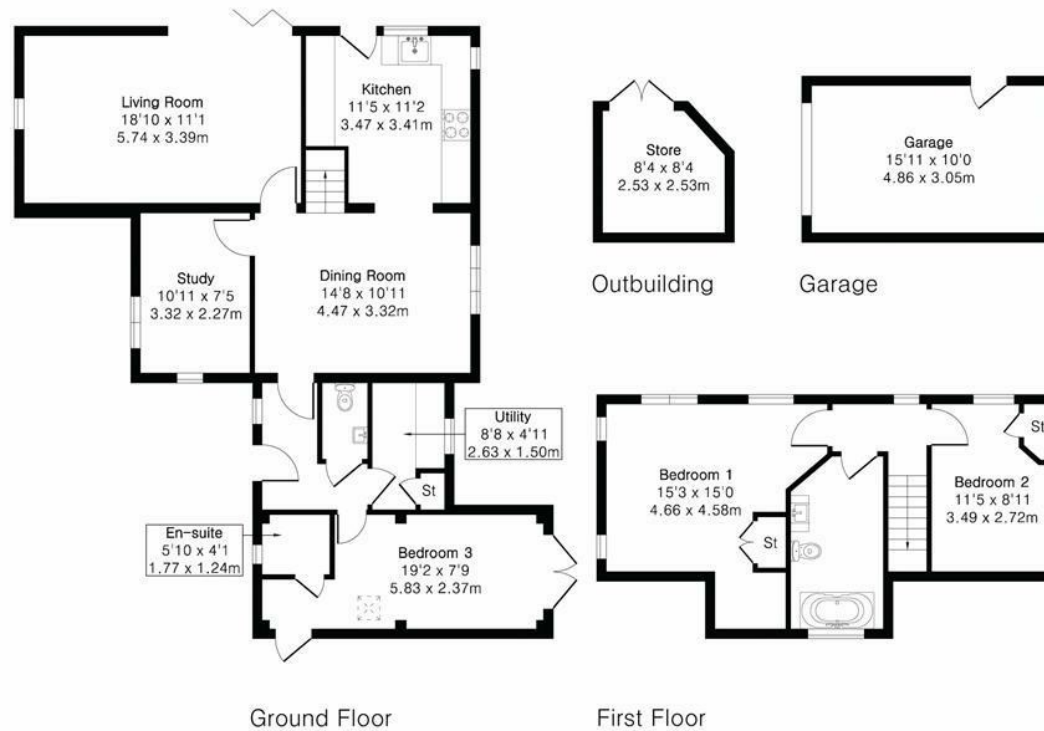
**Approximate Gross Internal Area 1263 sq ft - 117 sq m  
(Excluding Outbuilding & Garage)**

Ground Floor Area 873 sq ft – 81 sq m

First Floor Area 390 sq ft – 36 sq m

Garage Area 160 sq ft – 15 sq m

Outbuilding Area 65 sq ft – 6 sq m







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.

