



Stretham Road, Wilburton, CB6 3RY

CHEFFINS

Stretham Road

Wilburton,
CB6 3RY

- A ONE OFF OPPORTUNITY
- 13.5 ACRE PLOT (STS)
- DETACHED BUNGALOW PLUS A DETACHED ANNEX
- MULTIPLE OUTBUILDINGS
- AMPLE OFF ROAD PARKING
- LANDSCAPED GARDENS
- FREEHOLD / EPC: D & D / COUNCIL TAX: C

If you're looking for something truly bespoke, you absolutely must have a look at this! We are delighted to offer for sale this stunning, detached family home complete with separate detached annex, located on the outskirts of the village of Wilburton, just 5 miles to the City of Ely.

The main property offers 3 double bedrooms, a generous kitchen / breakfast room, utility room, study, dining room, lounge, conservatory, a family bathroom as well as an ensuite shower room to the master bedroom.

There is also a detached annex which offers a large double bedroom with ensuite shower room, 2 reception rooms, cloakroom and a kitchen / breakfast room overlooking the gardens.

Outside the property is a generous, gated driveway leading to the property and beyond, to the rear yard, providing vehicular access to the outbuildings. There are 3 large outbuildings in total, one of which is part converted to be used as a large summer house. On top of this, there are stunning landscaped gardens with fruit trees, mature plants & trees and a 6 acre paddock at the very rear.

The total plot measures an estimated 13.5 acres (STS) and provides a gorgeous, panoramic outlook to really set off your day!

To fully appreciate all that is on offer, an early viewing is highly recommended.

4 3 5

Guide Price £1,475,000





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

MAIN HOUSE

REAR LOBBY

With door to side, window to front, porthole window to front, radiator.

KITCHEN / BREAKFAST ROOM

Fitted with a range of bespoke base and wall units, cupboards and drawers with work surfaces over, window to side, sink with mixer tap, 2 integral single ovens, plumbing for dishwasher, 4-ring electric hob with extractor hood, tiled flooring, radiator.

DINING ROOM

With radiator, windows to front and side, multi-fuel burner.

CONSERVATORY

With door to rear providing access into the rear garden, 4 radiators, log burner, ceiling fans.

LOBBY

With store cupboard, doors to cloakroom and utility.

OFFICE

With window and door to side, radiator.

ENTRANCE PORCH

With door to front, window to side, radiator.

BEDROOM 3

With window to front, built-in wardrobe, radiator.

BATHROOM

Fitted with a 4-piece suite comprising low level WC, bidet, vanity wash hand basin,

roll-top bath, window to side, radiator, jack-and-jill doors to the conservatory and bedroom 2, towel rail.

BEDROOM 2

With window to side, radiator, Jack-and-Jill door to bathroom,

BEDROOM 1

With window to side, radiator, fitted wardrobes. Door to:

ENSUITE

With walk-in shower, low level WC, wash hand basin, vanity unit, window to front, radiator.

CLOAKROOM

With low level WC, radiator, window to side.

UTILITY

Fitted with a range of base and wall units with work surfaces over, window to side, plumbing for washing machine, space for tumble drier, sink with mixer tap and water softener.

FORMAL LOUNGE

With window to rear, 2 windows to side, radiator, multi fuel burner.

ANNEXE

ENTRANCE HALL

With door to front, window to front, radiator.

CLOAKROOM

Fitted with a 2-piece suite of low level WC and wash hand basin, window to front, radiator,

LOUNGE

With window to side, log burner, storage cupboard.

DINING ROOM / BEDROOM 2

With window to side, storage cupboard with water softener, radiator.

BEDROOM 1

With windows to rear and side, 2 radiators, walk-in wardrobe, door to:

ENSUITE

With low level WC, wash hand basin, walk-in shower, radiator, windows to side and front, heated towel rail.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, inset stainless steel sink with mixer tap over, 4-ring hob with extractor hood over, window to side, door to rear leading into the garden, 2 skylights, breakfast bar.

OUTSIDE

A gravelled driveway and electric gates to the front provides access to the main house and annexe and leads down to the yard. The garden features a large barn, a former cold store (used as a workshop) and large brick summerhouse/studio with bi-fold doors overlooking a 6 acre paddock. The main gardens to the house are landscaped with various fruit trees, hedges and plants, together with a formal orchard to the side of the property. The total plot extends to approximately 13.5 acres (sts).

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (62 plus) A | | |
| (51-61) B | | |
| (39-50) C | | |
| (29-38) D | | |
| (19-28) E | | |
| (11-18) F | | |
| (1-10) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 55 | 68 |
| EU Directive 2002/91/EC | | |

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire District Council

**Approximate Gross Internal Area 3848 sq ft - 357 sq m
(Excluding Outbuilding)**

Ground Floor Area 2714 sq ft - 252 sq m

Annexe Ground Floor Area 1134 sq ft - 105 sq m

Outbuilding Area 2466 sq ft - 229 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.

