



Station Road, Wilburton, CB6 3PY

CHEFFINS

Station Road

Wilburton,
CB6 3PY

- Spacious Individual Detached Family Home
- 2/3 Bedrooms (Ensuite to Bedroom 1)
- Living Room, Dining Room & Office/Potential Bedroom 3
- Double Garage & Ample Off Road Parking
- 2 Acre Plot (sts) Including 1 Acre Paddock (STS)
- Rural Outskirts of Village Location
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to offer to the market this spacious individual detached family home located in a rural location on the outskirts of the popular village of Wilburton.

The property sits on a plot in total of approximately 2 acres (sts) which includes a 1 acre paddock (sts) with plenty of outbuildings to include a double garage, stables, greenhouses, chicken coop, workshop and outside stores. The garden is mainly laid to lawn and surrounds the property.

Inside the property offers deceptively spacious accommodation comprising entrance hall, office/bedroom 3, a dual aspect lounge, separate dining room, fitted kitchen, utility room, conservatory and cloakroom, as well as 2 bedrooms on the first floor (the master bedroom having an ensuite shower room) plus a family bathroom to complete the accommodation.

The property further benefits from being fitted with solar panels and is available to view by appointment.

 3  2  2



Offers In The Region Of



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

ENTRANCE PORCH

With door to front.

ENTRANCE HALL

With door to front.

OFFICE / BEDROOM 3

With window to rear, radiator.

LOUNGE

A dual aspect room with windows to front and rear, feature electric fireplace, timber beams, radiator.

DINING ROOM

With 2 windows to front, radiator, under stairs cupboard, feature beams.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, breakfast bar, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, double oven, 4-ring gas hob with extractor hood over, window to front.

UTILITY ROOM

With base and eye level storage units, sink unit, plumbing for washing machine and tumble dryer, door to rear, pantry cupboard.

INNER HALL

With stairs to first floor, double under stairs storage cupboard, window to rear, radiator. Door to:

CONSERVATORY

With door to side, double storage cupboard. Door to:

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin.

FIRST FLOOR LANDING

With windows to front and rear, access to loft.

BEDROOM 1

With walk-in wardrobe, 2 windows to front, window to rear, 2 radiators. Door to:

ENSUITE

Fitted with a 4-piece suite comprising low level WC, 'his and hers' dual sink, shower cubicle, window to rear, heated towel rail.

BEDROOM 2

With window to front, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and panelled bath

with shower over. Airing cupboard housing hot water tank, window to side.

OUTSIDE

Double gated access leads to a gravelled driveway providing off road parking for multiple vehicles. There is a 1 acre paddock (sts) and the property excluding the paddock is also situated on a further 1 acre plot (sts). The plot includes landscaped gardens being mainly laid to lawn with patios, mature shrubs, trees, plants, fruit trees, feature pond and outdoor store. There is a double garage, 2 stables, greenhouse, timber workshop and chicken coop.

AGENTS NOTE

The property benefits from solar panels which generate approximately £1,000 per annum plus free hot water.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 85 |
| (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 | |

Offers In The Region Of £550,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council

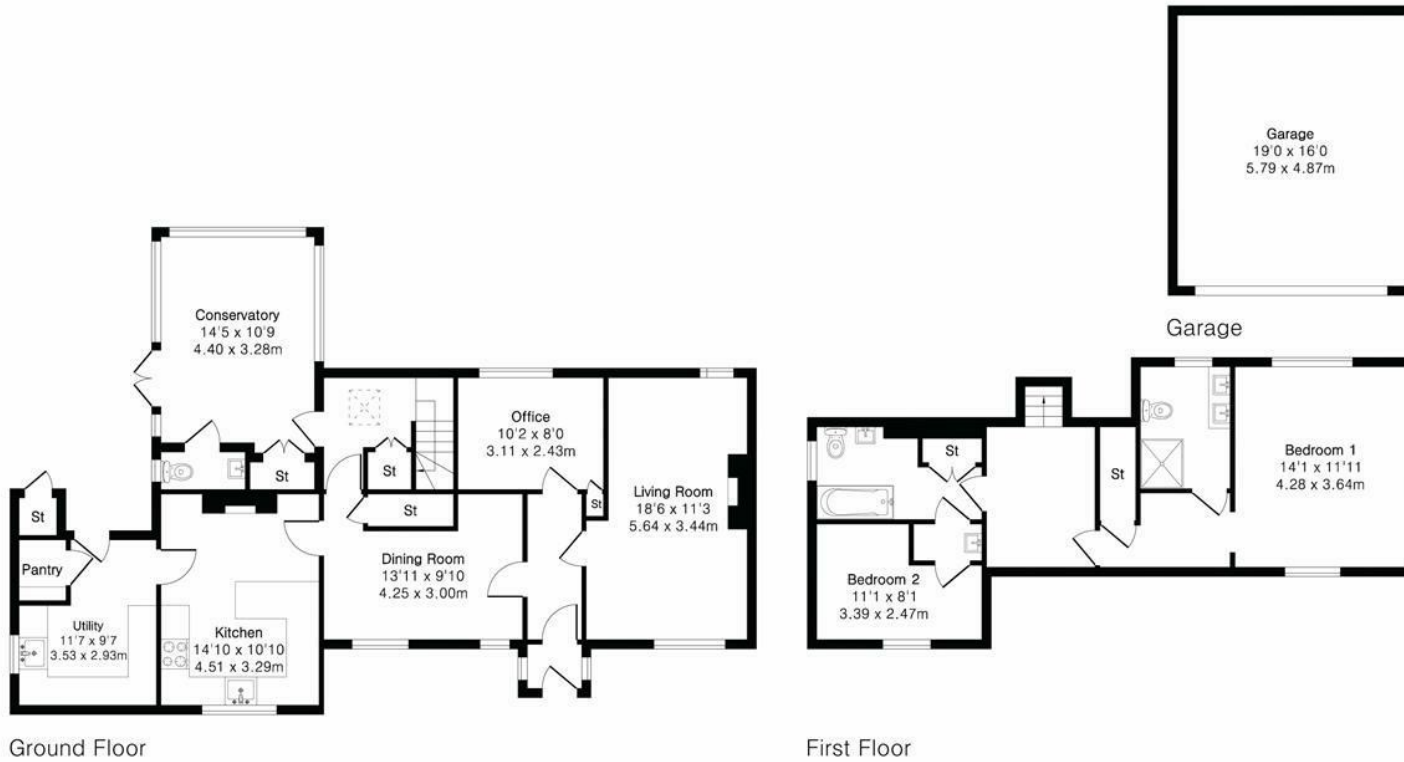


**Approximate Gross Internal Area 1598 sq ft - 148 sq m
(Excluding Garage)**

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 551 sq ft – 51 sq m

Garage Area 304 sq ft – 28 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.



[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.

