



## 12 High Street, Great Wilbraham, Cambridgeshire CB21 5JD

A well-appointed 4 bedroom detached family home finished to a high level of specification, well placed in the heart of this picturesque Cambridgeshire village, and conveniently located for access to Cambridge and road links to London.

**Guide Price £625,000**

- Superb new build detached home
- 4 bedrooms, 1 en suite, family bathroom
- Enclosed garden & double garage
- Superb location in heart of the village
- High specification throughout





## ACCOMMODATION

A well-appointed 4 bedroom detached new build family home, finished to a high level of specification, well placed in the heart of this picturesque village, and conveniently located for access into Cambridge and for road links to London. The surprisingly spacious accommodation of approximately 1400 sqft comprises of an open plan ground floor living space with contemporary kitchen and bi-folding doors opening out to the rear garden, and 4 bedrooms, en suite shower room and family bathroom on the first floor. Outside the property further benefits from an enclosed rear garden and double garage. In detail, the accommodation comprises: -

### ENTRANCE

#### SITTING ROOM

Solid door leads into an open plan sitting room with attractive wood flooring throughout. With feature brick fireplace, window to the front aspect, inset downlighters, large storage cupboard, stairs to first floor, door to cloakroom and access out to the rear garden. Leads into the open plan kitchen/dining room.

### CLOAKROOM

Wood flooring, low level WC, wash hand basin, extraction fan, inset down lighters, window to side aspect.

### KITCHEN/DINING ROOM

Attractive wood flooring throughout, a range of eye and base level soft close cupboards and drawers, complementary worktop and inset sink unit. Two built in electric ovens, 4 ring electric hob with extractor over, built in fridge freezer and dishwasher. Velux windows, inset down lighters, and bi-folding doors and windows to rear garden.

### ON THE FIRST FLOOR

#### LANDING

Stairs rising to the first floor, window to the rear aspect and doors to the adjoining rooms.

### BEDROOM 1

Vaulted room with window to rear aspect. Door to:

### EN-SUITE SHOWER ROOM

Tiled flooring, large fully tiled shower enclosure, wash hand basin, low level wc, ladder radiator, extraction fan and window to the side aspect.

### BEDROOM 2

Double glazed window to the front aspect.

### BEDROOM 3

Double glazed window to the rear aspect.

### BEDROOM 4

Double glazed window to the front aspect, built in cupboard.

### FAMILY BATHROOM

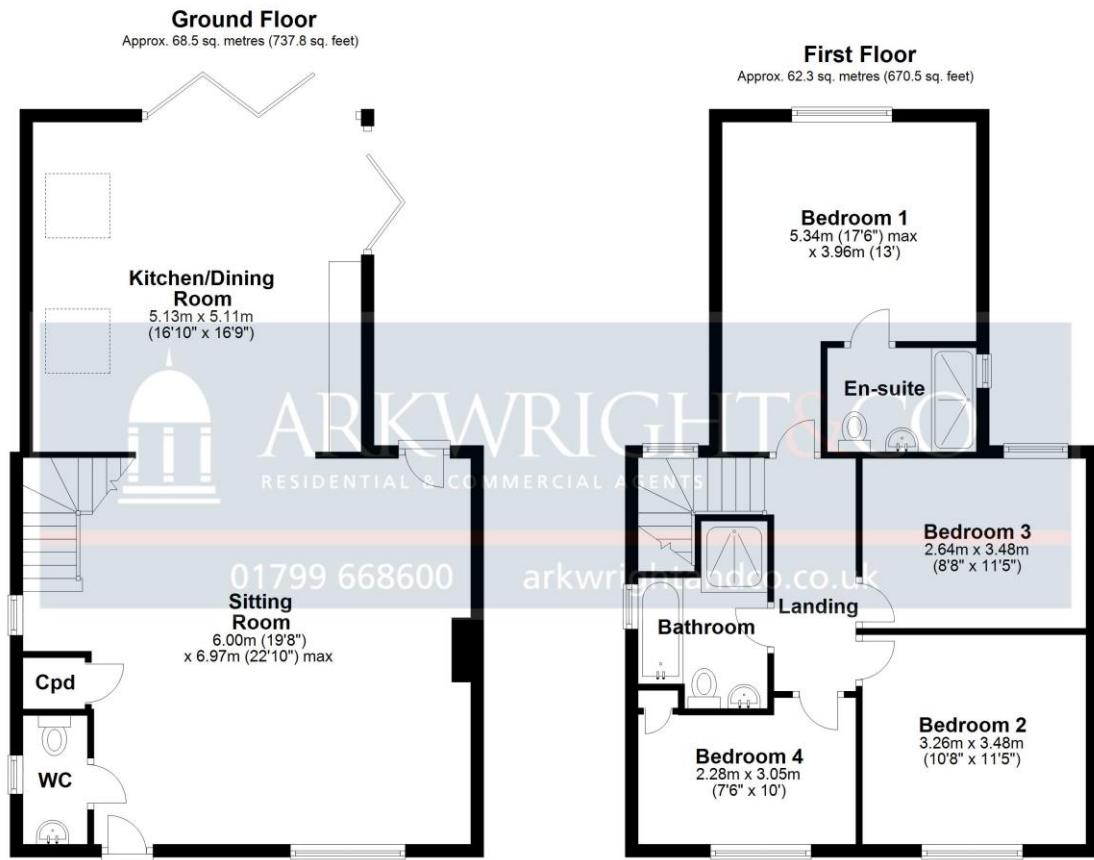
Tiled flooring, tiled bath unit, wash hand basin, fully tiled shower enclosure, low level wc, ladder radiator, extraction fan and window to the side aspect.

### OUTSIDE

The property is set back from the road behind an attractive brick wall. The front garden is laid mainly to lawn with a border of shrubs planted in front of the house. Side access leads to the rear of the property where there is a large, paved terrace area set off from the house, perfect for al fresco dining and entertaining. The remainder of the garden is gravelled with large planting beds around its border. There is access at the far corner to the detached double garage, providing ample parking and storage. The garage is approached by car via access to the right of the property.

### LOCATION

Ideally situated in the heart of the picturesque and well served village of Great Wilbraham, just 7 miles from the University City of Cambridge. The village itself includes a Parish Church, Primary School, Post Office, and Dental Practice. For the commuter, Shelford train station is within 8 miles, providing a regular service to London's Liverpool Street in approximately 1 hour 23 minutes. Alternatively, access to the A11 is just a few minutes' drive, and Stansted Airport is within 30 miles.



Total area: approx. 130.8 sq. metres (1408.4 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.





**COUNCIL TAX BAND**

Tax band TBC

**TENURE**

Freehold

**SERVICES**

All mains services are connected.

**DISTRICT COUNCIL**

South Cambridgeshire District  
Council

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