



TOFT LANE, GREAT WILBRAHAM



Guide Price: £825,000

We are pleased to offer this rare opportunity for multi-generational living comprising of a 3-bedroom main house constructed in 2009 and a 1-bedroom separate bungalow/annexe built in 2023 by the current owners.



Features

- ✓ No Onward Chain
- ✓ Mature Rear Garden
- ✓ Off-Street Parking
- ✓ 1-Bedroom Annexe
- ✓ Ensuite Bathroom
- ✓ Quiet Location

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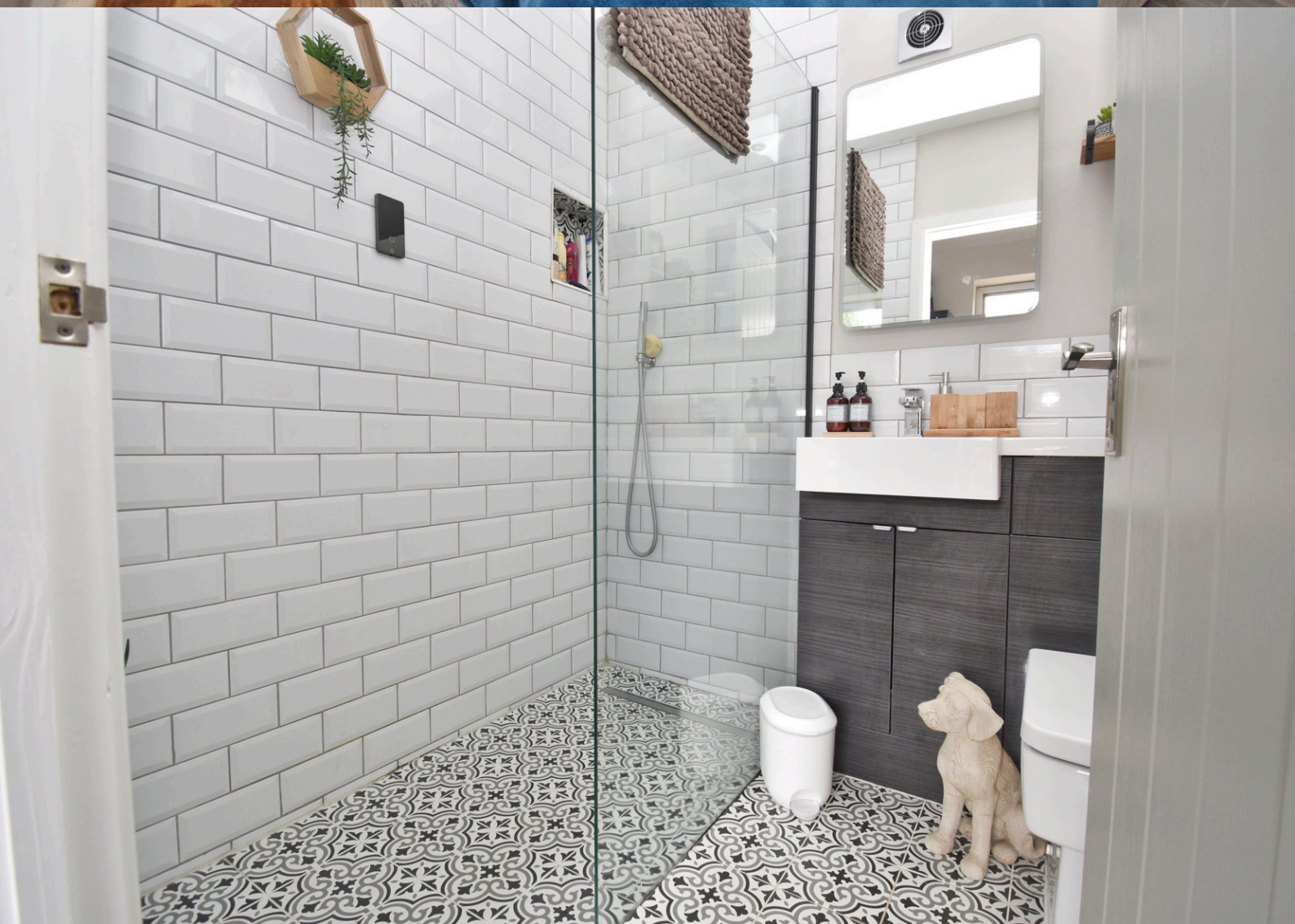


















NEW LISTING

We are pleased to offer this rare opportunity for multi-generational living comprising of a 3-bedroom main house constructed in 2009 and a 1-bedroom separate bungalow/annexe built in 2023 by the current owners. Both the properties occupy a superb location set back from the main road, on a quiet no-through lane in this sought after village.

The traditional, brick built main house is deceptively spacious with exceptionally well-proportioned and versatile living accommodation comprising of:

Oak front door and porch leading to:

Large hallway with lifetime slate flooring running through to:

Cloakroom, comprising of WC and Wash basin.

Utility room with plumbing for washing machine and dryer with back door leading to side access and radiator.

Understairs storage houses the oil fired worcester bosch boiler.

Living Room: Well-proportioned lounge with window to front aspect, a lovely focal point fireplace with fully working log burner and two radiators.

Kitchen/Diner: Fitted kitchen, with large Range cooker, kitchen island, room for large fridge freezer, with slate flooring. From dining area, leads you to the light and airy conservatory, which takes you through to the rear garden.

First Floor

Principle Bedroom: Large double Bedroom with fitted wardrobes in alcove, velux roof light, with two windows to rear aspect, radiator, and door leading to large en-suite comprising large bathtub, WC and wash basin. Tiled flooring, LED mirror and Velux roof light.

Bedroom 2: Double Bedroom, fitted wardrobes with window to front aspect, radiator.

Bedroom 3: Further double bedroom with window to front aspect, storage space, radiator.

Bathroom: Recently refurbished, executive style bathroom suite, with tiled walls and flooring. Comprising of bathtub, over shower, WC and wash basin. Velux rooflight.

Outside

To the front of the property there is ample off-street parking on the gravelled driveway, which takes you to a cottage style garden with some mature planting. Private garden to rear with, patio area, lawn area, mature trees and flower beds. At the far end of the garden is a sectioned off seating area with large timber shed. Oil tank.

Both properties benefit from oil fired central heating.

Annex: Constructed and completed in 2023, the property benefits from all brand fixtures and fittings in the kitchen and bathroom. It also comprises of zoned underfloor heating throughout with wood-effect porcelain tiled flooring. This immaculate property has been finished to a high standard and comprises:

Entrance hall with storage/coat cupboard.

Double Bedroom: with patio doors to rear, fitted blinds and wall to wall fitted wardrobes.

Wetroom: Superb showerroom comprising vado 2 outlet electric shower, WC with wash basin and vanity unit. Fitted storage cupboard, velux window, tiled throughout.

Kitchen: Brand new, contemporary style kitchen with range of dove grey gloss cabinets with quartz worktops. Appliances include oven, neff hob, dishwasher, full size fridge, wine fridge, boiling water tap. Brush steel sockets including USB ports.

Lounge: Spacious lounge with fast fibre wifi fitted, USB port sockets in brushed steel, fitted blinds.

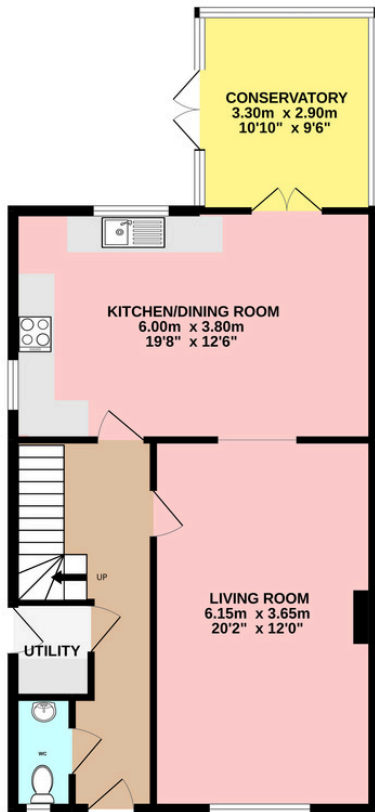
Outside: Steps to small area at the front leading to newly paved patio area at the rear with shed/storage.

Great Wilbraham

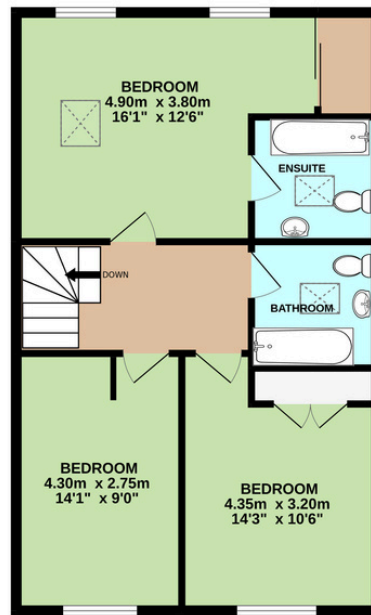
This lovely village is host to idyllic countryside views, a wealth of local history including the present Church which dates from the 12th Century and all of the anticipated charm and character of an English village. There is a local post office/shop and various local businesses. Good transport links with Cambridge and Newmarket with new bus route coming in the summer. The village has a strong community presence, and the Great Wilbraham Parish Council meets fortnightly to discuss village events. There is a local primary school which has maintained a Good Ofsted rating in the recent years.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
69.7 sq.m. (750 sq.ft.) approx.



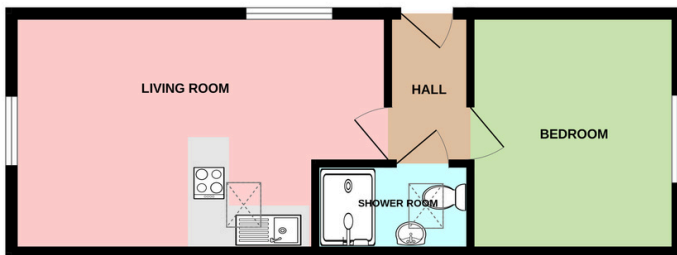
1ST FLOOR
60.3 sq.m. (649 sq.ft.) approx.



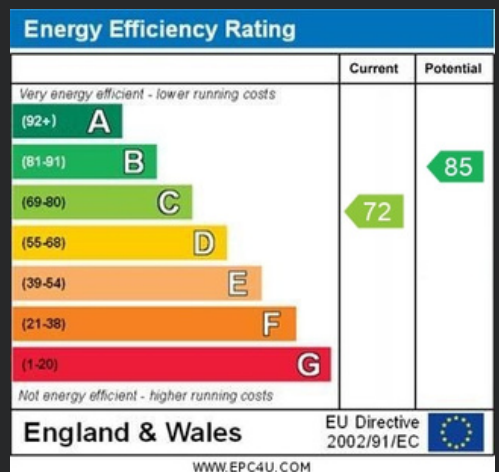
TOTAL FLOOR AREA: 130.0 sq.m. (1399 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



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TENURE: FREEHOLD
EPC BAND: C
MAIN HOUSE COUNCIL TAX BAND: F
ANNEXE COUNCIL TAX BAND: A
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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