



**CHAPEL MEADOWS**  
Great Wilbraham

**Carter Jonas**

## CHAPEL MEADOWS, GREAT WILBRAHAM, CAMBRIDGE, CB21 5AG

- Cambridge City Centre - approx. 7 miles
- Newmarket Town Centre - approx. 8 miles
- Addenbrookes Hospital - approx. 7 miles

Detached car port & driveway parking • Well-presented throughout • Four double sized bedrooms • Three bathrooms • Popular pretty village • Less than 8 miles from city centre • Dressing room to principal bedroom • EV charger • EPC rating B

### DESCRIPTION

The spacious and stylishly presented accommodation comprises an entrance hall, three reception rooms, kitchen/family room, utility room, cloakroom, four double sized bedrooms, a dressing room and three bathrooms. Externally offering a detached car port, store, driveway parking and a well-presented rear garden.

### GROUND FLOOR

The inviting entrance hall enjoys under stairs storage and an impressive oak and glass staircase. There are three separate reception rooms comprising a sitting room with French doors leading to the rear garden, a dining room at the front of the property and a study. The focal point of the ground floor is the kitchen/family room with a stylishly fitted kitchen with fitted units and drawers and stone worktops. Integrated appliances include a double oven, hob, dishwasher and fridge-freezer. The remaining ground floor offers a cloakroom and utility room.

**A SIZEABLE AND PARTICULARLY WELL-PRESENTED FOUR-BEDROOM DETACHED HOUSE ENJOYING A WONDERFUL POSITION IN THIS SOUGHT AFTER CAMBRIDGE VILLAGE.**



## FIRST FLOOR

The landing space is wonderfully light and spacious enjoying an oak and glass staircase and a large airing cupboard. The principal bedroom is particularly spacious with a dressing room and ensuite, which is largely tiled with a shower, vanity sink unit, heated towel rail and WC. The second bedroom also enjoys an en-suite fitted to a similar style and standard with a shower, vanity sink unit, heated towel rail and WC. The remaining two bedrooms are both double in size. The bathroom is particularly spacious with a bath, shower, vanity sink unit, heated towel rail and WC.

## OUTSIDE

The front aspect comprises a front lawn, paved pathway and a gravelled driveway for two vehicles in front of the double car-port. Attached to the car-port is a store.

The rear garden is particularly private and predominately lawned with a large paved terrace, established planting and a summer house.

## LOCATION

Great Wilbraham is a thriving and highly sought-after village noted for its character properties. This popular village which lies approximately 7 miles east of the University City of Cambridge can be approached either via the A14, A11 or the more leisurely route from the city via Cherry Hinton and Fulbourn where excellent shopping facilities exist. Great Wilbraham has a village store with Post Office, a gastro pub, primary school, church, village green and modern village hall. The village is within the catchment for Bottisham Village College. The area is surrounded by glorious open countryside over which good walks can be had.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. The heating system is an Air Source Heat Pump

**Local Authority:** South Cambridge District Council

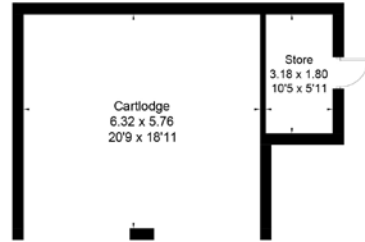
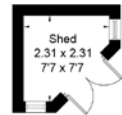
**Viewings:** Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330



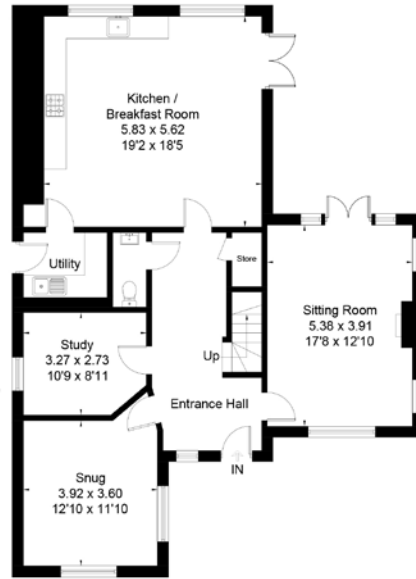
Approximate Floor Area = 208.4 sq m / 2243 sq ft  
 Outbuildings = 46.9 sq m / 505 sq ft  
 Total = 255.3 sq m / 2748 sq ft



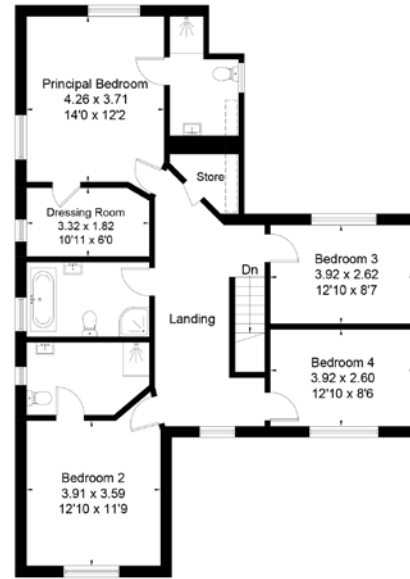
Reduced head height below 1.5m



Outbuildings  
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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