



41 STREETLY END
WEST WICKHAM, CAMBRIDGESHIRE

JACKSON-STOPS 

41 STREETLY END
WEST WICKHAM, CAMBRIDGESHIRE, CB21 4RP

TOTAL APPROX. FLOOR AREA 2,472 SQ FT / 229.5 SQ M (INCLUDING OUTBUILDINGS)

A WELL PRESENTED PROPERTY ENJOYING
COUNTRYSIDE VIEWS IN A PRIVATE VILLAGE
LOCATION WITH OFF STREET PARKING,
WORKSHOP/OFFICE AND LARGE ESTABLISHED
GROUNDS EXTENDING TO 1.3 ACRES IN ALL



DISTANCE

HAVERHILL 5 MILES
NEWMARKET 12 MILES
CAMBRIDGE 14 MILES
STANSTED AIRPORT 23 MILES
LONDON 58 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining Hall/Snug
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2
- Bedroom 3
- Family Bathroom

OUTSIDE

- Gated Driveway with Ample Parking
- Outbuilding/Workshop with Shower Room and Office
- Garden Store
- Large Established Gardens
- 1.3 Acres



THE PROPERTY

41 Streetly End is a delightful property in a desirable village location with large established grounds extending to 1.3 acres in all. Built in 2007, this well located property has rendered, hung tile and weather boarded elevations over a brick plinth and under a peg tiled roof. The light and spacious accommodation extends to 1,813 sq ft with double glazing, solar panels and oil fired central heating.

The **entrance hall** has a window to the front, stairs to the first floor, understairs storage and wood floor. The open plan **kitchen** has a window to the front, base and eye level units, wood worktops, sink with drainer, integrated appliances including a two door AGA, dishwasher, space for an upright fridge/freezer and wood floor. The spacious double aspect open plan **dining hall** and **snug** has windows to the front and rear, double doors to the garden, brick fireplace with a Stovax wood burning stove, exposed beams, wall mounted lights and wood floor. The **sitting room** is double aspect with windows and double doors to the side and rear, wall mounted lights and wood floor. The useful **utility room** has a window to the rear, stable style door to outside, base and eye level units, wood worktops, inset sink, water softener, integrated appliances including a four ring induction hob with extractor hood above, space and plumbing for a washer/dryer, oil boiler, pantry cupboard, access to the loft space, cupboard housing the hot water tank, recessed ceiling downlights and tiled floor. The **shower room** has a frosted window to the front, pedestal wash basin, w/c, tiled walk-in shower cubicle, under floor heating, recessed ceiling downlights and tiled floor. The **landing** has a window to the front and access to the loft space. The impressive **principal bedroom** has a window to the rear, storage cupboards, drawers and recessed ceiling downlights.



The well finished **en-suite shower room** has a roof light, wash basin, concealed unit w/c, tiled walk-in shower cubicle, heated towel rail, underfloor heating, recessed ceiling downlights and tiled floor. **Bedroom 2** is double aspect with windows to the front and rear. **Bedroom 3** has a window to the side and roof light. The **family bathroom** has a frosted window to the front, pedestal wash basin, w/c, tiled walk-in shower cubicle, rolltop bath with shower attachment, shelving, heated towel rail, underfloor heating, recessed ceiling downlights and wood effect floor.

OUTSIDE

41 Streetly End is approached through a five bar wooden gate leading to a gravel **driveway** with parking for several vehicles. The **front** of the property is enclosed by hedging and fencing with a small lawn, flower and shrub beds, matures trees, raised vegetable beds, outside lighting and water tap, EV charging point and log and bin store. A pedestrian gate and five bar wooden gate provide access to the garden.

The useful **outbuilding/workshop** has a bi-fold door to the front, storage, shelving, stairs to the first floor, power and lighting and tiled floor. The **shower room** has a pedestal wash basin, concealed unit w/c, shower, extractor fan and tiled floor. The first floor **office** has windows to the front and rear, worktops, power and lighting.

The large **grounds** are enclosed by hedging and post and rail fencing and mainly laid to lawn with a paved terrace perfect for family entertaining, external power, lighting and water tap, flower and shrub beds, mature trees, fruit trees, sheds and pond. A five bar wooden gate leads to another paddock with a garden store, fruit cage and woodland area.



LOCATION

Streetly End is a picturesque hamlet situated on the edge of the village of West Wickham surrounded by undulating South Cambridgeshire countryside close to the border with Suffolk. West Wickham has a parish Church dedicated to St Mary with an imposing tower dating from the 13th century. There is a village hall and popular recreation ground, whilst the village is traversed by a network of footpaths including the Wool Street Roman Road and Icknield Way, which link nearby villages and hamlets. West Wickham is 2 miles from the A1307 with access to Haverhill and Linton where there are a range of shopping, leisure amenities and primary and secondary schools. Cambridge is 12 miles away with its burgeoning hi tech industries, science parks and reputable schools. There is excellent access to the A11, M11 and A14 and railway stations at Whittlesford Parkway and Audley End offering direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 23 miles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS CB21 4RP

From Newmarket, proceed south on the A1304 towards Fourwentways. At the roundabout, join the A11 southbound and continue to the A1307 exit, signposted for Haverhill. Follow the A1307 before turning right onto the B1061 towards West Wickham. Continue into the village and follow the road through the centre. Turn into Streetly End, where No. 41 will be found a short distance on the right hand side.

PROPERTY SERVICES

SERVICES: Mains water, electricity and drainage. Oil fired central heating.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band G
Current annual charge: £4,227.08

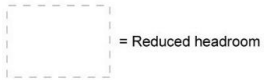
LOCAL AUTHORITY: South Cambridgeshire District Council
Council Tel: 01954 713000

BROADBAND SPEED: Ofcom states speed available up to 64 mbps

MOBLIE SIGNAL/COVERAGE: Yes

What3words: ///speeding.insolvent.vessel

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231



41 Streetly End, West Wickham, Cambridgeshire

Approximate Gross Internal Area = 168.4 sq m / 1813 sq ft
 Approximate Annexe Internal Area = 43.2 sq m / 466 sq ft
 Approximate Outbuilding Internal Area = 17.9 sq m / 193 sq ft
 Approximate Total Internal Area = 229.5 sq m / 2472 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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