Bush & Co.



66 High Street, West Wratting,

4 2 3 E











Guide Price £650,000 Freehold

About the Property

West Wratting is a popular and picturesque south Cambridgeshire village located amidst rolling countryside approximately 12 miles southeast of the University City of Cambridge, 9 miles from Newmarket and 12 miles from Saffron Walden. The village has an attractive high street with several period houses and cottages and offers a public Inn, church and village hall. The location gives convenient access to the M11 via A11 and A505, local main line railway station at Whittlesford providing a regular service to London's Liverpool Street. The nearby village of Balsham offers nursery and primary education, and secondary education at the Village College at Linton.

Accommodation in detail;

Ground floor;
Storm porch with tiled threshold. A timber brace-and-bar front door with stained glass panel. Reception hall with stairs to first floor with open gallery landing. Fitted library unit, parquet flooring, under-stairs storage cupboard and radiator. Family Room with an exposed red brick fireplace, fitted with a wood-burning stove, exposed ceiling beams, double-glazed window to front elevation and radiators. Dining Room, a stunning room, with glazed atrium, wall lights, dado rail and a radiator.

Sitting Room with a fitted wood-burning stove, double-glazed French doors opening onto the rear garden, wall lighting, hard flooring and radiators.

Farmhouse kitchen with ceramic sink unit, range of wall and base storage cupboards, electric range cooker, plumbing for dishwasher, fridge/freezer, exposed ceiling beams and inset lighting.

Utility Room with a sink unit, fitted storage cupboards, space for a washing machine and a tumble dryer, Black and Red floor tiles, stable door to the rear garden.

Cloakroom with a WC, hand basin, inset lighting and a radiator.

First floor Gallery landing. Bedroom one with double-glazed windows, seat with views of the rear garden and the beautiful parish church and radiator. 2 fitted double wardrobes. En suite shower room with shower cubicle, vanity hand basin with storage cupboards, tiled walls and towel rail.

Bedroom two is a double room with double-glazed windows to the front elevation. Bedroom three has fitted wardrobes, wall lights and a radiator. Bedroom 4 also has wall lights and a radiator.

Family Bathroom with a roll-top bath with ball and claw feet, vanity hand basin, WC, shower cubicle, inset lighting and towel rail.

Outside: The front garden sets the house back from the High Street with cultivated borders. Block-paved driveway to timber gates. The rear garden benefits from a paved terrace adjacent to the rear of the house. Lawn, timber fencing with views of the paddocks and the Church tower. A Workshop with electric light and power. A Boiler room with an oil-fired boiler serving hot water and central heating.

Tenure. Freehold.

Services. Mains water, drainage, electricity. Oil-fired central heating.

Council Tax: Band F

Property Highlights

- Detached Family Home
- Chain free
- Family Bathroom
- Four Bedrooms
- Farmhouse Kitchen
- Detached workshop & Boiler House
- Ensuite Shower room
- Driveway to Gardens
- Impressive Reception Hall
- Family & Dining Room

Further Information

Tenure - Freehold
Council Tax - Band F
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment







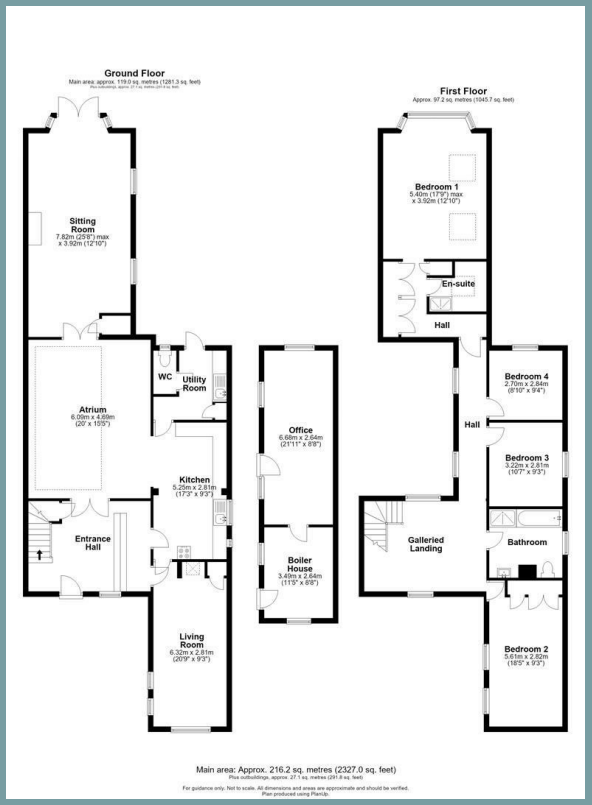






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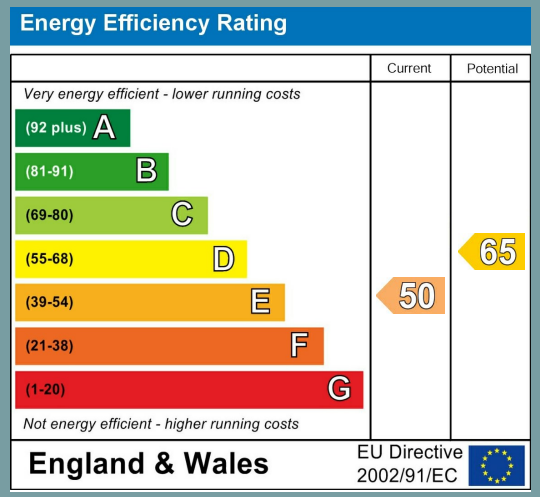
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Contact us for a free valuation of your property

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.