



The Ivies, Great Wilbraham, Cambridge



An imposing detached Victorian Villa, set behind a walled frontage in the heart of this well-served village to the city's southeast

Accommodation

4/5 bedrooms | 3 reception rooms | 2 bathrooms

Triple cart lodge garage

In all about 1 acre.

Situation

Surrounded by beautiful countryside, the village of Great Wilbraham has a range of amenities, including a local store, post office, primary school, and village pub.

Distances

Cambridge City Centre is 8 miles away, with excellent rail links to London Kings Cross in 54 minutes. There is also easy access to the M11 (Jct 10).

(All distances and times are approximate).

The Property

On the market for the first time in over 50 years, this wonderful Victorian house is set amidst beautiful grounds extending to approximately one acre. With some updating and modernisation, the property offers the potential to create a stunning family home.

Accessed via twin wrought iron gates, the driveway swings to the front of the home, and steps lead to the entrance. Beyond an impressive reception hall are three beautifully proportioned reception rooms, all with feature fireplaces and charming views of the gardens. The grand dining room features wooden floors and sash bay windows, while the family room opens on to a bright and spacious conservatory.



The kitchen, with an arrangement of wall and base cabinetry with countertops, flows through a featured brick archway to a further family room. A utility room, cloakroom, and access to the cellar below from the hallway complete the ground floor accommodation.

A large first floor landing with sash windows leads to two double light and spacious primary bedrooms. A family bathroom and separate cloakroom services two double bedrooms and a box room/study.

Outside

The front of the property overlooks a large lawned garden with mature trees, bordered by a brick wall and edged on one side by a triple cart lodge garage and a brick-built outhouse with power and lights. A garden path to the rear of the property leads to a scattering of fruit trees, central entertainment areas, flower borders, and a further workshop and storeroom splits lawns.

Property information

Services: Mains electricity and water. Oil fired central heating.

Tenure: Freehold.

Council Tax: Band G

EPC: F

Viewing: Strictly by prior appointment with the Knight Frank, LLP



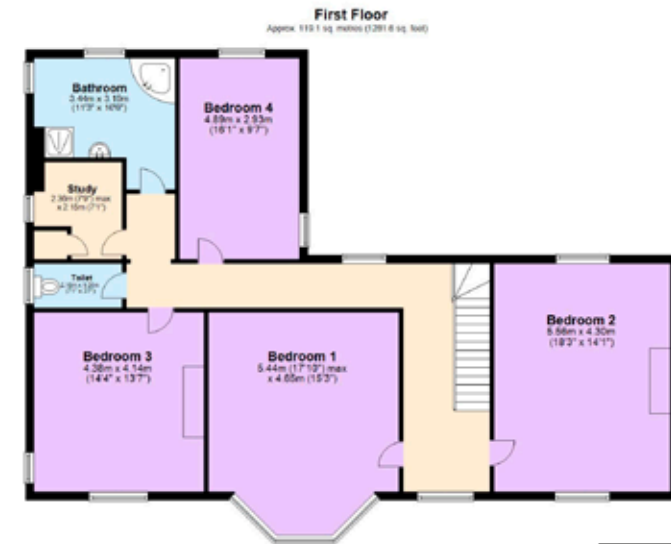


Main House = 280.4 sq m / 3,017.9 sq ft

Outbuildings = 69.9 sq m / 752.9 sq ft

Total Area = 350.3 sq m / 3,770.8 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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