



**TEMPLE END**  
Great Wilbraham

**Carter Jonas**

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## TEMPLE END, GREAT WILBRAHAM, CAMBRIDGE, CB21 5JF

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

Entrance porch • Reception room/sitting room • Dining room/family room • Kitchen • Garden room • Ground floor shower room • Large principal bedroom with en-suite bathroom • Two further bedrooms/dressing room • Study/office • Further upstairs bathroom • Landscaped gardens • Detached double garage & gated parking • EPC rating D

### DESCRIPTION

Fox Cottage is a charming, detached period cottage in a lovely, tucked away position in this sought-after village. The property, which offers bright accommodation of over 1300sqft is laid out over two floors and is very-well presented and characterful throughout.

On the ground floor is a welcoming reception room with a feature brick fireplace fitted with a wood burner and an attractive open tread, contemporary wood and glass staircase allowing natural light to flood into the room. There is also a large dining/family room leading through to the fully-fitted kitchen, a garden room and a ground floor shower room.

On the first floor, are three good-size bedrooms and two bathrooms.

Viewing of this pretty village property is highly recommended.

**A DELIGHTFUL, VERY WELL PRESENTED, SPACIOUS AND BRIGHT PERIOD HOME WITH LANDSCAPED GARDENS AND DOUBLE GARAGE IN POPULAR AND WELL SERVED VILLAGE LOCATION.**



## OUTSIDE

The property is approached over a gated driveway, providing parking for two cars and giving access to the detached double garage with remotely controlled up and over doors. The gardens are predominantly to the front of the house and are designed with low maintenance in mind. There are secluded al-fresco dining and relaxation areas, established shrub and tree planting and places for container gardening and vegetable/fruit beds.

## 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

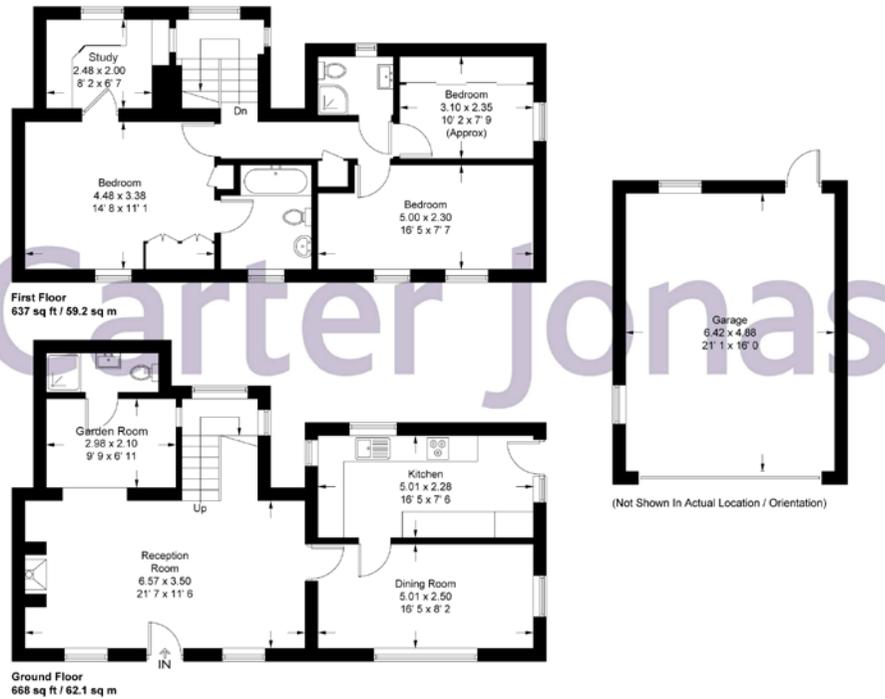
**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



## Temple End

Approximate Gross Internal Area = 1305 sq ft / 121.3 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Total = 1641 sq ft / 152.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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