



6 Stretham Road, Wilburton  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£650,000

## 6 Stretham Road

Wilburton, Ely

This impressive and substantial 6 bedroomed period detached home offers an exceptional opportunity for families seeking space, character, and versatility.

With accommodation extending to approximately 2,800 square feet, the property features six well-proportioned bedrooms, making it ideal for larger families or those who require additional guest or hobby rooms. The main lounge and dining room provide an elegant setting for entertaining, while a further family room offers a more relaxed space for every-day living. The kitchen/breakfast room is well-appointed and benefits from a separate utility room, ensuring practicality for busy households. For those working from home, a dedicated office is complemented by an excellent work or hobbies room, catering to a variety of needs.

The outside space is equally impressive, with an extended patio adjoining the rear of the house that leads seamlessly down to a mainly lawned garden. A driveway and garage/workshop provide ample parking and storage solutions.

Period character features are evident throughout, adding charm and a sense of history to the home. The property benefits from attractive views across fields at the rear and a superb outlook over the cricket field to the front, creating a picturesque and tranquil setting.

Viewing is highly recommended to appreciate the scale and quality of accommodation on offer.



## 6 Stretham Road

Wilburton, Ely

Council Tax Band: F

EBC: E

Tenure: Freehold

- Impressive Substantial Period Detached Home
- Accommodation of Approximately 2,800 Sq Ft
- 6 Bedrooms
- Lounge/Dining Room & Further Family/Sitting Room
- Kitchen/Breakfast Room & Utility
- Separate Office & Excellent Work/Hobbies Room
- Overlooking the Cricket Field to Front & Field Views To Rear
- Character Features
- Driveway & Garage/Workshop
- Viewing Recommended



## ENTRANCE HALL

With door to front aspect, stairs to first floor, tiled floor, door to cellar, radiator.

## CELLAR

Carpeted and currently used as a gym. With radiator.

## CLOAKROOM

With window to rear, low level WC, wash basin, heated towel rail.

## LOUNGE/DINING ROOM

With double glazed sash window to front aspect overlooking the cricket field opposite, window to side and French doors onto rear garden, cast iron fireplace with decorative surround, built-in cupboards, 2 radiators.

## FAMILY ROOM

With sash window to front aspect overlooking the cricket field opposite, built-in double cupboards, cast iron fireplace with decorative surround, radiator.

## KITCHEN/BREAKFAST ROOM

With window to rear aspect, fitted with a range of matching wall and base level storage units and drawers with oak work surfaces, double bowl ceramic sink, Rangemaster range oven, Neff dishwasher, space for fridge/freezer, heated towel rail.

## UTILITY ROOM

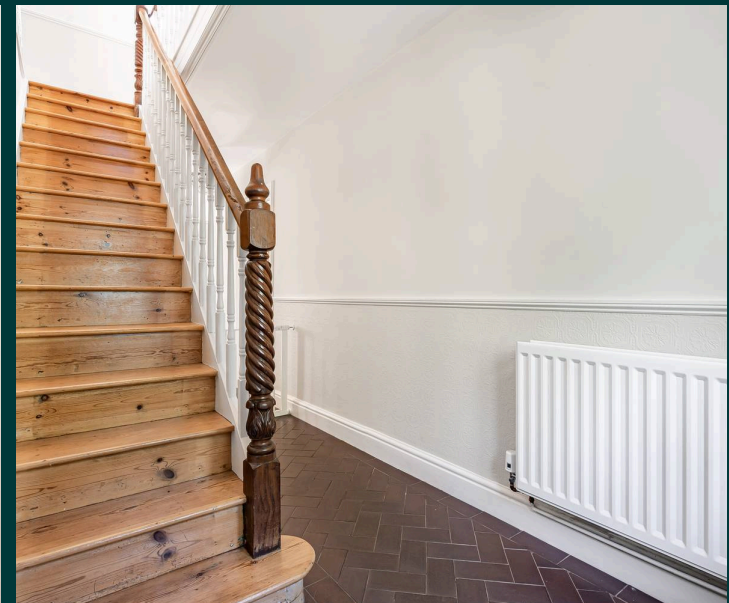
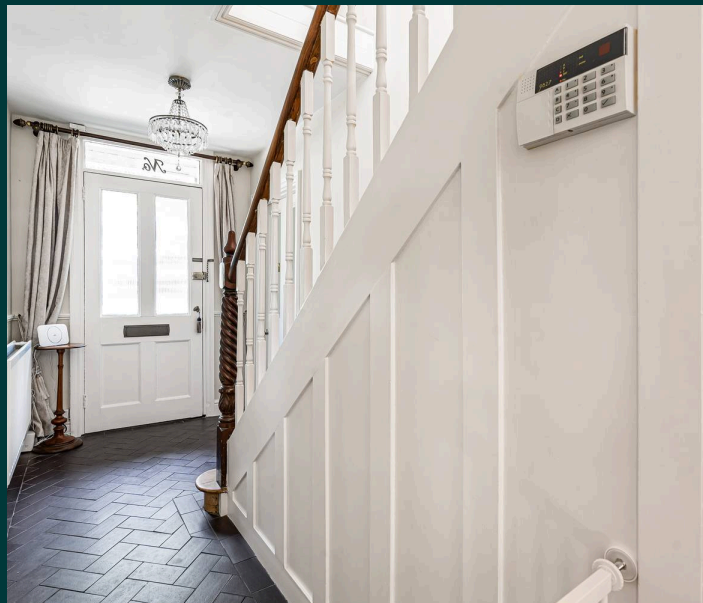
With window and door to garden, fitted with cupboards and work surfaces, plumbing for washing machine, space for tumble drier.

## WORK ROOM

This is a versatile room which could be used for a children's games room or hobbies room or, alternatively, could be used as an excellent work space. With 2 Velux windows, replacement oil fired central heating boiler, double doors to garage, radiator.

## OFFICE

With sash window to front aspect overlooking the cricket field, radiator.



## FIRST FLOOR LANDING

With stairs to second floor, window to front aspect with shutters overlooking the cricket field, radiator.

## BEDROOM 1

With 2 double glazed windows to front aspect with shutters overlooking the cricket field, cast iron fireplace (non-functional), exposed timber floorboards, radiator.

## BEDROOM 2

With double glazed window to rear aspect with an attractive view across the garden and countryside beyond, exposed timber floorboards, radiator.

## BEDROOM 3

With 2 double glazed windows with shutters to front aspect overlooking the cricket field, cast iron fireplace (non-functional) exposed timber floorboards, window to side aspect, radiator.

## BEDROOM 6

With window to rear aspect giving an attractive view across the garden and fields beyond, exposed timber floorboards, radiator.

## BATHROOM

With suite comprising freestanding roll-top bath, low level WC, bidet, shower cubicle, window to rear aspect giving an attractive view across countryside, airing cupboard, radiator.

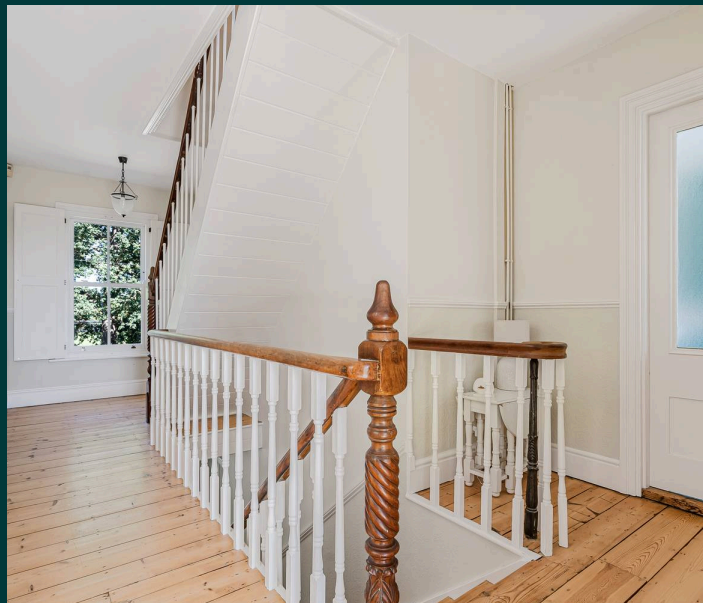
## SECOND FLOOR LANDING

## BEDROOM 4

With double glazed window to side aspect and 2 Velux windows to rear aspect giving an attractive view across countryside, radiator.

## BEDROOM 5

With double glazed window to side aspect, Velux window to rear aspect giving an attractive view, fitted cupboards, radiator.



## Outside

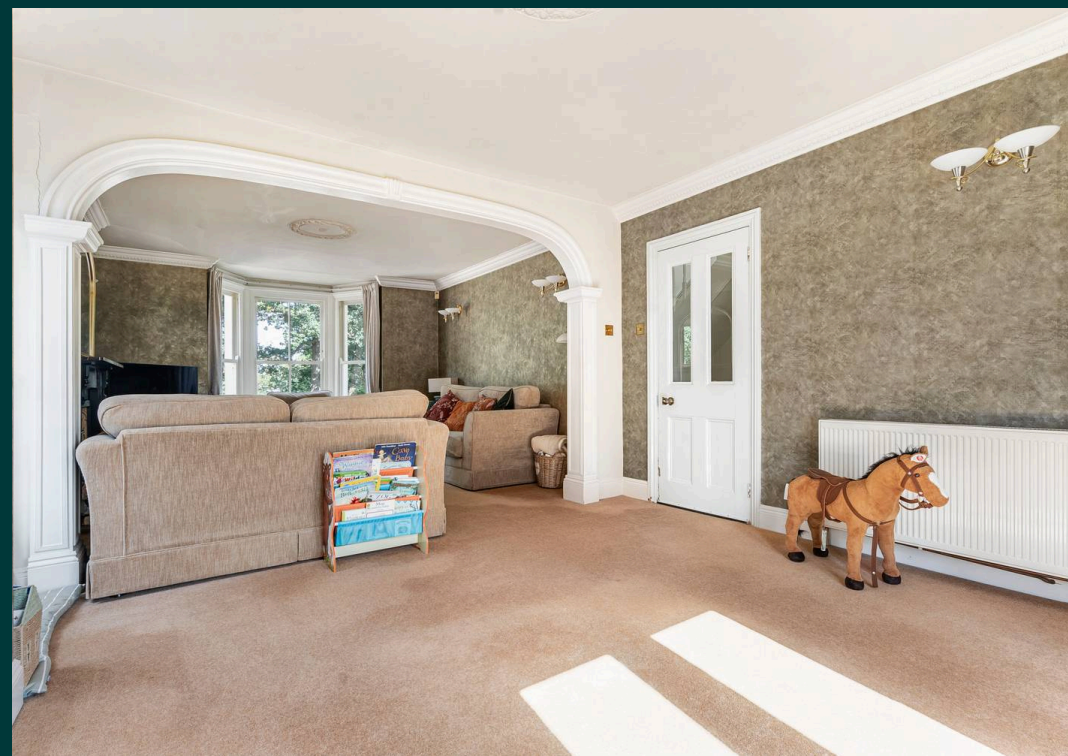
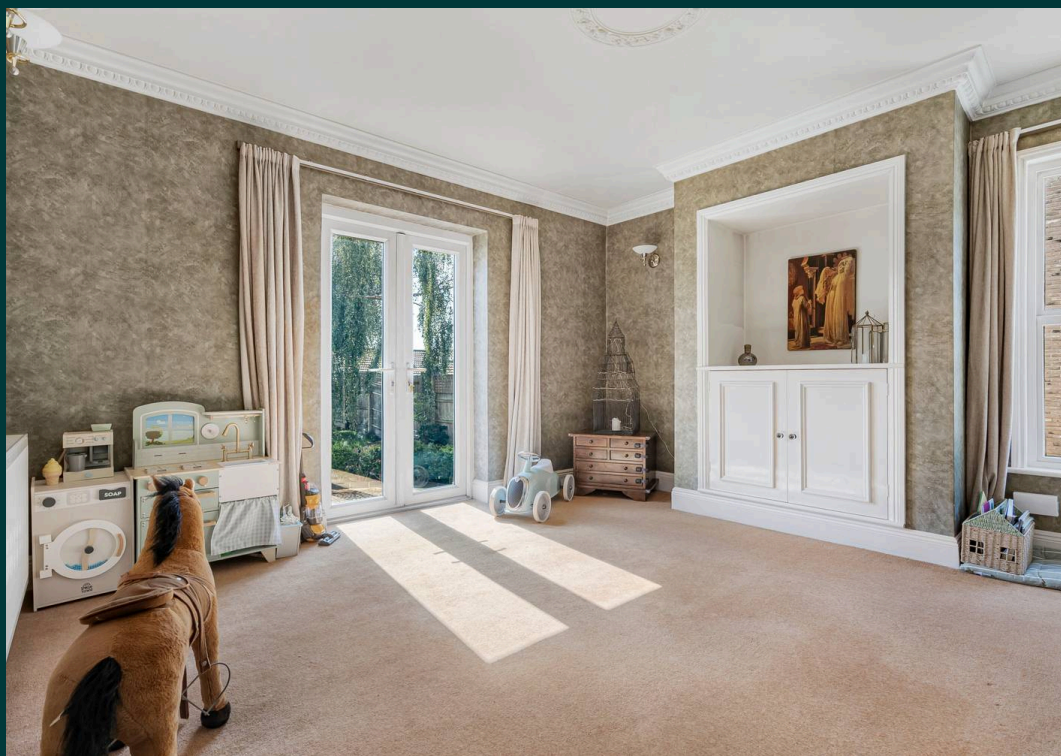
To the side of the house electric double gates lead into the driveway which continues to the rear and to the garage/workshop which has a roller shutter door and electricity connected

Adjoining the rear of the house is an extended patio leading down to the garden which is mainly lawned, together with a mature Silver Birch tree and offering a good degree of privacy.

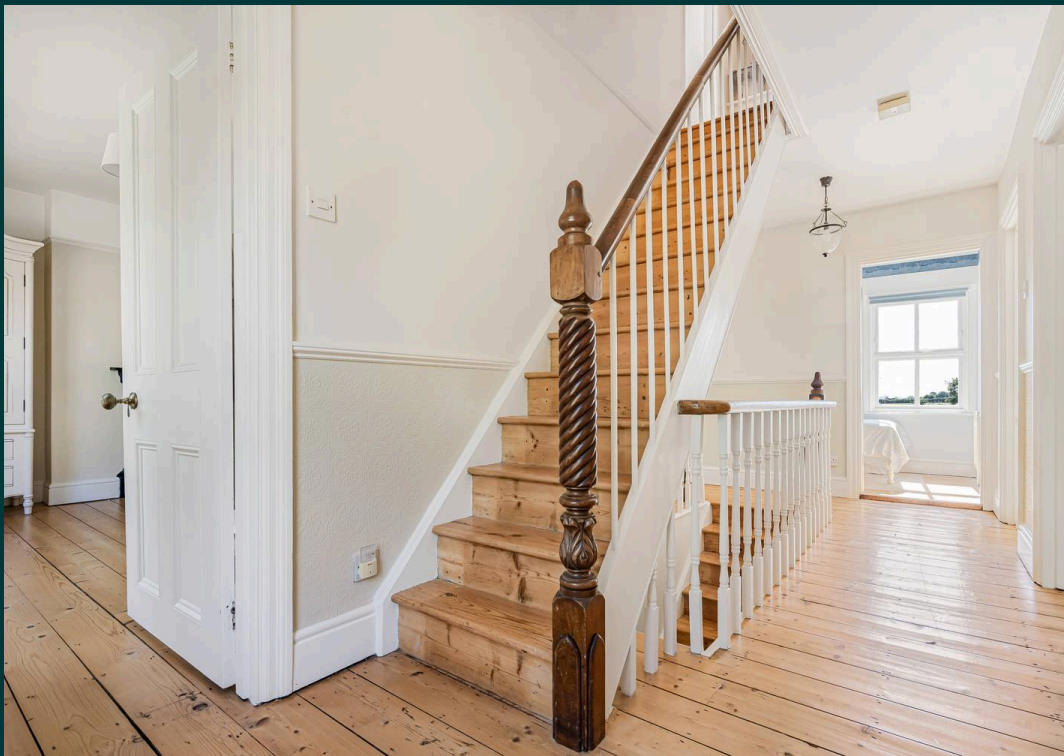
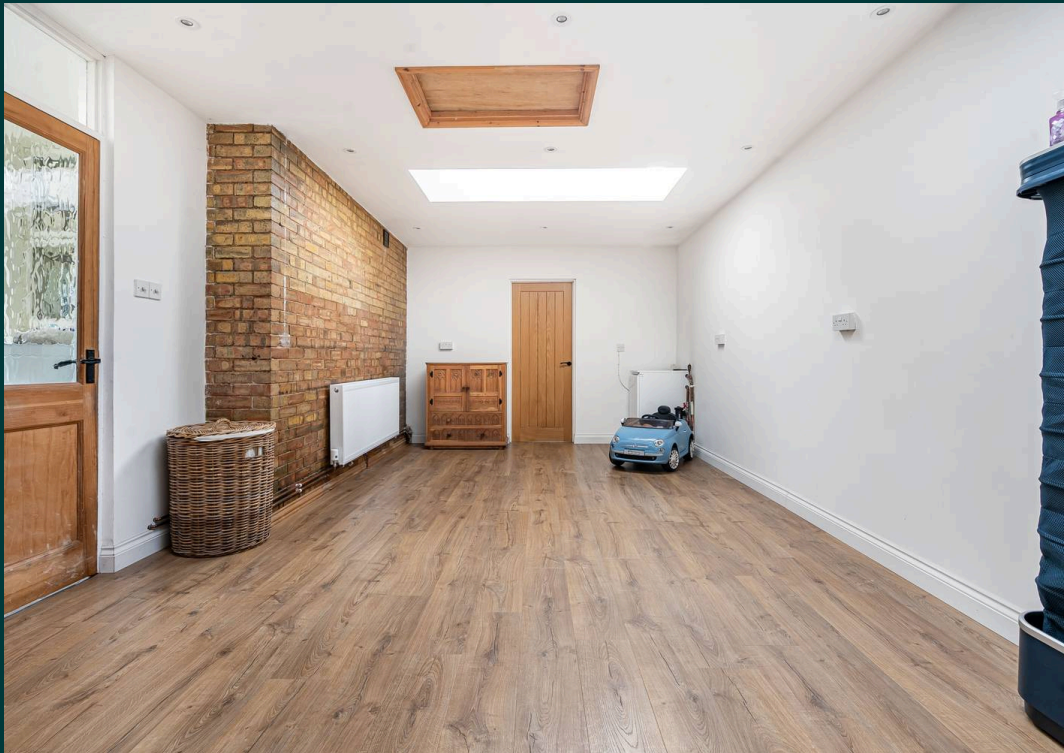












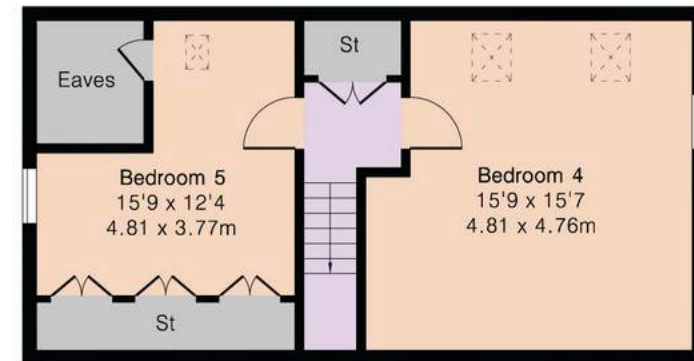


**Approximate Gross Internal Area 3003 sq ft - 279 sq m  
(Including Garage)**

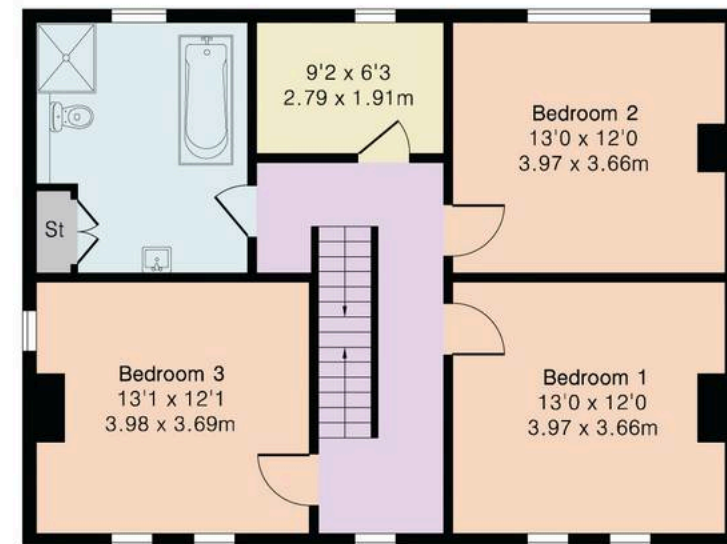
Basement Area 188 sq ft – 17 sq m  
Ground Floor Area 1550 sq ft – 144 sq m  
First Floor Area 805 sq ft – 75 sq m  
Second Floor Area 460 sq ft – 43 sq m



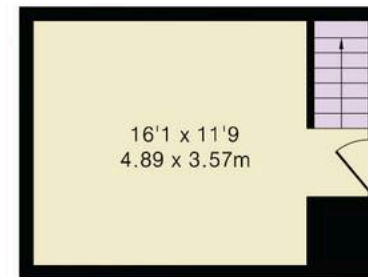
Ground Floor



Second Floor



First Floor



Basement



## Richard Booth Estate Agents

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