



STANLEY HOUSE, WIMBLINGTON PE15 0RR

OIEO: £700,000

GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT



Stanley House is an individually designed family home set on the fringes of the award-winning Wimblington village.

It was built by the previous owners in 2008 and offers 3400+sq ft of spacious living accommodation over three floors.

Having undergone extensive redecoration over the last few years and the remodelling and refitting of the ground floor kitchen, this house will reward those who view in person by the quality and style it presents.



- Extended detached family home
- 3433 sq ft of living accommodation
- Quality fixtures and fittings throughout
- Remodelled kitchen dining area with AEG fitted appliances
- Two receptions rooms, plus cinema room
- Five bedrooms on the first floor
- Teenager suite with two rooms, second floor
- Private garden
- Double garage and workshop/store





Sitting room



Cinema room

Family room

Kitchen / Dining area





Dining area







Master bedroom with en-suite and dressing room

Bedroom Three with "jack and jill" bathroom.



Bedroom Two with "jack and jill" bathroom.

Bedroom 4





Family bathroom



Third floor games room

Third floor office / music room

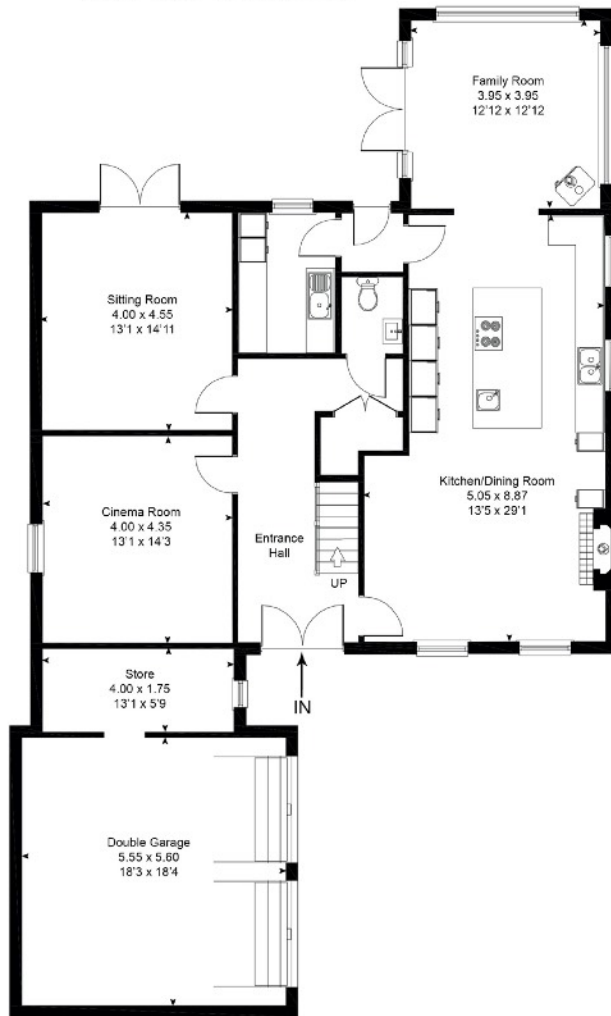
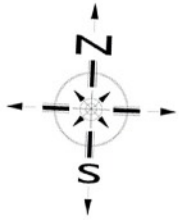
Third floor landing and shower room





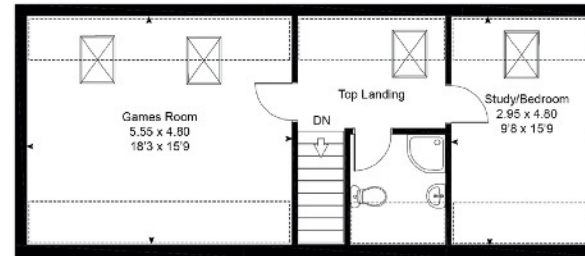


Bridge Lane, Wimblington PE15 0RS  
 Approximate Gross Internal Area = 319 m<sup>2</sup> / 3433 ft<sup>2</sup>  
 Garage & Store = 38 m<sup>2</sup> / 409 ft<sup>2</sup>  
 Total = 357 m<sup>2</sup> / 3842 ft<sup>2</sup>

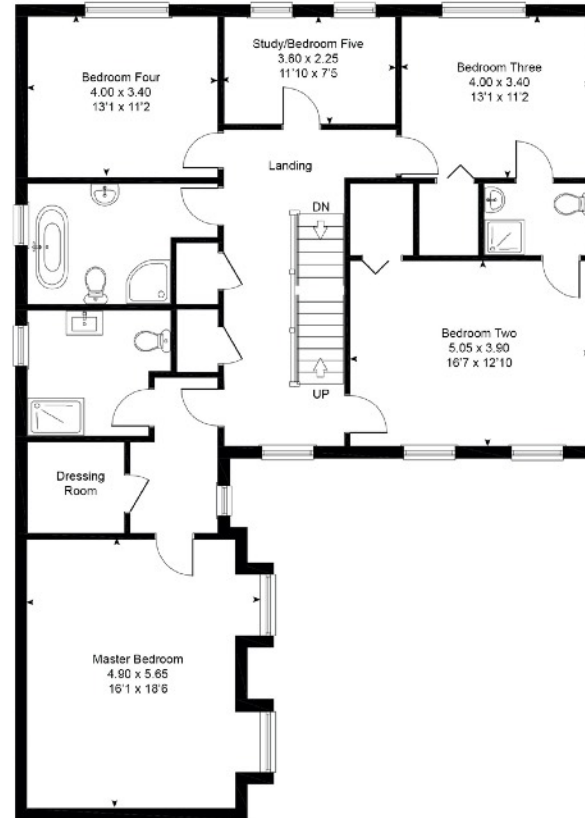


Ground Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2024



## KEY INFORMATION

Property Type	Detached
Bedrooms	5
Council Tax	Band F
Square footage	4305 sq ft (approximately)
EPC Rating	C
Age	After 2007
Last sold date	2020 £600,000
Title Number	CB455289
Plot size	0.19 acres
Heating	Boiler, and underfloor heating, oil.
Tenure	Freehold

### LOCAL AREA

Local Authority	East Cambridgeshire
Flood Risk River & Seas	No risk
Flood Risk surface water	Very low
Conservation Area	No

### CONNECTIVITY

Estimated broadband speeds:

Standard	23 mbps
Ultrafast	1000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	Yes

Mobile Signals (based on calls indoors)

Ee	Amber
3 (Three)	Amber
O2	Amber
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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## KEY INFORMATION

### TRANSPORT (NATIONAL)

#### National Rail Stations

March	2.97 miles
Manea	4.18 miles
Whittlesea	8.82 miles

#### Trunk Roads/Motorways

M11 J14	19.63 miles
M11 J13	21.09 miles
M11 J12	22.65 miles
M11 J11	24.7 miles
M11 J10	16.1 miles

#### Airports/Helipads

Cambridge Airport	21.62 miles
Stansted airport	43.99 miles
Luton Airport	48.24 miles
Norwich International	51.29 miles

### TRANSPORT (LOCAL)

#### Bus stops

Bridge Lane	0.11 miles
Linwood Lane	0.14 miles
March Road	0.21 miles

### SCHOOLS

#### Primary

Thomas Eaton Primary School	0.59 miles
Lionel Walden Primary School	1.62 miles
Cavalry Primary School	1.81 miles
Burrowmoor Primary School	1.99 miles

#### Secondary

Neale-Wade Academy	1.38 miles
Cromwell Community College	4.82 miles

10 year history of average house prices by property type in PE15

Detached	+84.97%
Semi-Detached	+82.19%
Terraced	+74.93%

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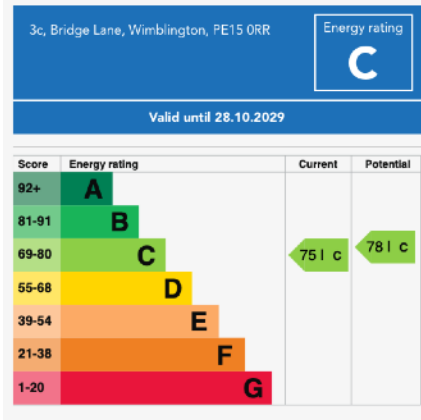
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# KEY INFORMATION

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