



BURWELL HOUSE, WENTWORTH, CB6 3QE

OIEO: £900,000

GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT

This gorgeous old rectory is nestled in a quaint and peaceful village, yet it's just 5 miles from Ely. Alongside original features that lend charm and warmth, the property has been elegantly extended to offer extra living space.

Surrounded by beautiful grounds and also offering a cellar, and a detached double garage and workshop; Burwell House is a rare treat to arrive on the market.

It is a house to be explored and enjoyed as its variety of rooms all offer something different and a multitude of possibilities.



- Former village Rectory
- Beautiful church views
- Over 4000sqft of accommodation
- Set out over 3 floors
- 5 receptions rooms
- 5 bedrooms on 1st floor
- 3 en-suites
- 3 further rooms on 2nd floor
- Ideal for multi-generational living.



Family room



Dining room

Breakfast room



Kitchen.





Master bedroom with en-suite



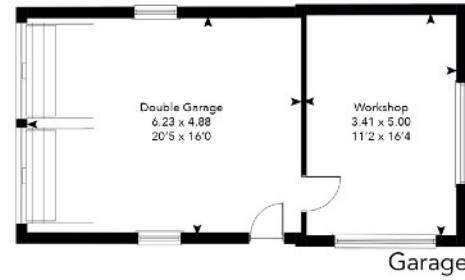
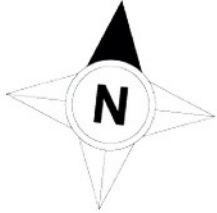
Bedroom Two with en-suite

Bedroom Three

3rd floor with 2 bedrooms and office/games room

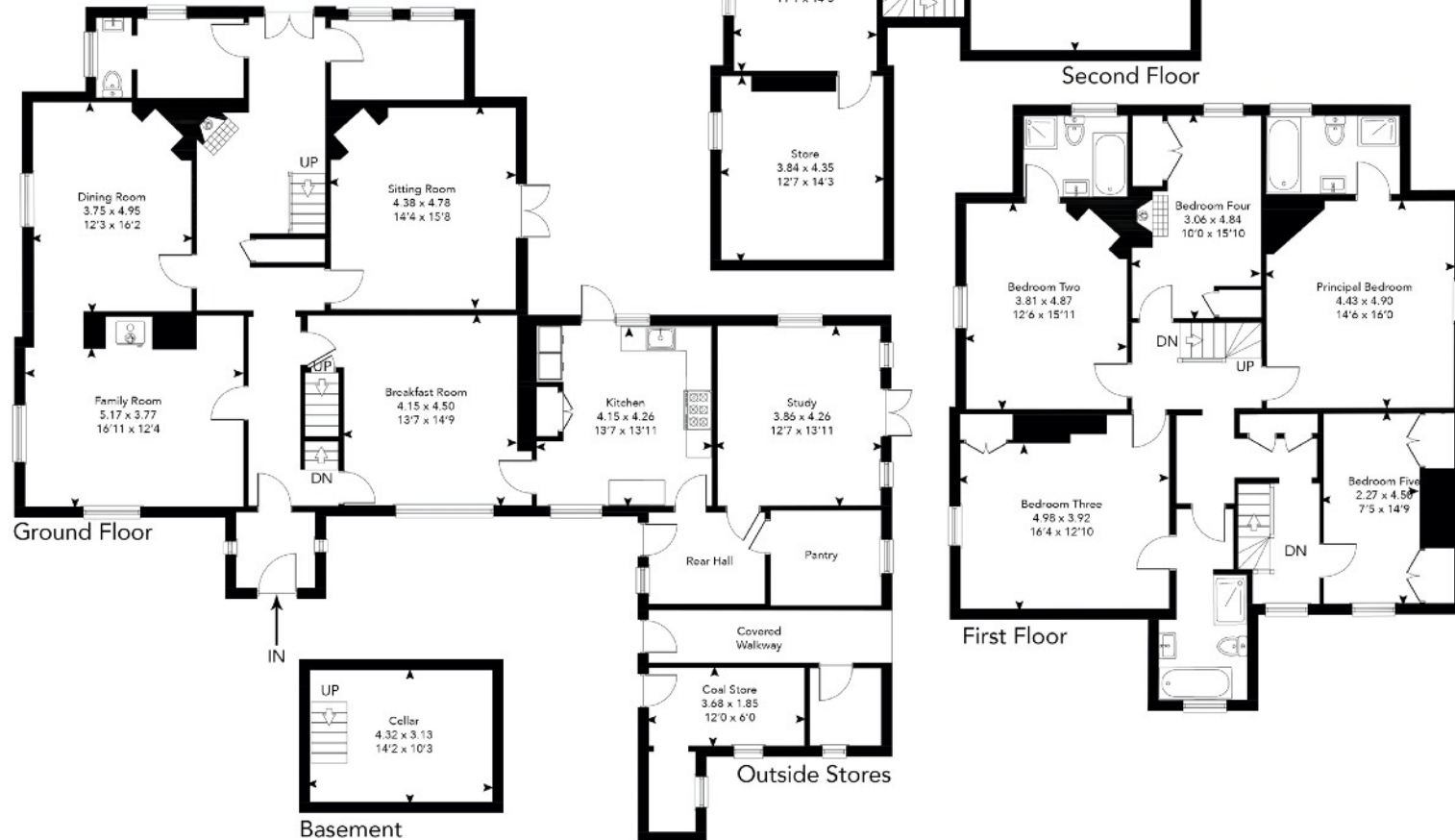






Garage

Approximate Gross Internal Area = 381 m² / 4101 ft²
Outside Stores = 12 m² / 129 ft²
Basement = 13 m² / 140 ft²
Garage = 418 m² / 4500 ft²
For identification purposes only - Not to scale



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. Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Detached
Bedrooms	7
Council Tax	Band G
Square footage	4101 sq ft plus outbuildings 500sq ft (approximately)
EPC Rating	NA
Age	1714
Last sold date	2000
Title Number	CB227134
Plot size	0.74 acres
Heating	Oil Fired Central Heating
Tenure	Freehold
Walls	TBC

LOCAL AREA

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

CONNECTIVITY

Estimated broadband speeds:

Standard	7 mbps
Ultrafast	1000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	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

Ely	3.88 Miles
Manea	7.83

Trunk Roads/Motorways

M11 J14	11.42 miles
M11 J13	12.64 miles
M11 J12	14.17miles
M11 J11	15.84 miles
M11 J10	19.88 miles

Airports/Helipads

Cambridge Airport	12.15 miles
Stansted airport	34.4 miles
Luton Airport	42.05 miles

TRANSPORT (LOCAL)

Bus stops

Church Road	0.23 miles
New Road	0.62 miles
Granta Close	0.93 miles
Haddenham Road	1.03 miles

SCHOOLS

Primary

The Rackham CofE Primary School	1.3 miles
Wilburton CofE Primary School	2.21 miles
Sutton CofE Primary School	2.25 miles

Secondary

Witchford Village College	1.54 miles
Ely College	4.3 miles
Ely Kings (Private)	3.69 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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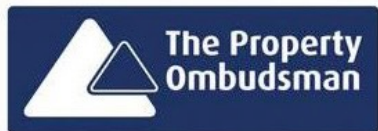
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