



**Maytree House, Stretham Station Road,  
Wilburton, Ely, Cambridgeshire CB6 3QD**

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## Maytree House, Stretham Station Road, Wilburton, Ely, Cambridgeshire CB6 3QD

A rare opportunity to acquire a beautiful four bedroom detached family home situated on a generous plot with gated access leading to the main house and private woodland to the side. Close to the village of Stretham and easy access to the A10. No Upward Chain.

- Reception Hall
- Sitting Room & Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room & Boot Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Extensive Driveway
- Established Gardens to Front & Rear

**Guide Price: £695,000**





**WILBURTON** is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, Indian restaurant, garden centre social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

**ENTRANCE HALL** with entrance door to front aspect, feature staircase doglegging to the first floor, exposed brick wall, useful understair storage cupboard, wood flooring.

**SITTING ROOM** 19'11" x 14'5" (6.07 m x 4.39 m) Dual aspect room with double glazed window to front aspect and double glazed patio doors opening to the conservatory. Feature brick hearth with solid fuel burner, two radiators, wood flooring, archway leading to:-

**DINING ROOM** 15'0" x 14'0" (4.57 m x 4.27 m) with double glazed patio doors opening to rear, wood flooring, two radiators.

**CONSERVATORY** 15'7" x 15'4" (4.75 m x 4.67 m) with polycarbonate roof, double glazed windows and doors, power and lighting.

**KITCHEN/BREAKFAST ROOM** 19'11" x 11'10" (6.07 m x 3.61 m) Dual aspect with double glazed windows to front and rear aspects. Fitted with an attractive range of wall and base units with work surfaces over, range style gas cooker with extractor canopy over and stainless steel splashback. Plumbing for dishwasher, stainless steel sink unit with mixer tap, space for fridge freezer. Breakfast island with further base units and work surface. Feature brick hearth, radiator, ceramic tiled flooring. Door leading to:-

**SIDE LOBBY/BOOT ROOM** with UPVC door to front aspect. Fitted with wall and base units, work surfaces over, ceramic tiled flooring, radiator and door to:-

**UTILITY ROOM** 9'10" x 7'11" (2.99 m x 2.41 m) Dual aspect with double glazed window to side and rear aspects. Fitted with base units with work surfaces over, plumbing for washing machine and space for tumble dryer. Stainless steel sink unit with mixer tap, wall mounted Baxi gas boiler, radiator, ceramic tiled flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC, wash hand basin, radiator and opaque double glazed window to side aspect. Wood flooring.

**FIRST FLOOR LANDING** with double glazed window to front aspect. Radiator. Double door built-in airing cupboard with slatted shelves. Walk-in storage cupboard with slatted shelves, window to side aspect and radiator.

**BEDROOM ONE** 11'10" x 11'10" (3.61 m x 3.60 m) with double glazed window to front aspect, built-in double wardrobe and dressing table. Laminate flooring, radiator and door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and double shower with tiled splashbacks, opaque double glazed window to rear aspect, heated towel rail, ceramic tiled flooring.

**BEDROOM TWO** 14'5" x 10'11" (4.39 m x 3.32 m) with double glazed window to rear aspect, laminate flooring, radiator.

**BEDROOM THREE** 14'9" x 10'8" (4.50 m x 3.24 m) with double glazed window to rear aspect, laminate flooring, radiator.

**BEDROOM FOUR** 11'1" x 8'3" (3.38 m x 2.52 m) with double glazed window to front aspect, laminate flooring, radiator.

**FAMILY BATHROOM** with opaque double glazed window to rear aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Radiator and wood flooring.

**EXTERIOR** The property is approached by electronic gated access, leading to the turning circle and off road parking for numerous vehicles. Mainly laid to lawn with feature patio to the centre of the turning circle and established tree lines either side.

Side gated access leads to the rear garden which offers an excellent level of privacy. It has been split into the formal garden behind the property with raised decking area, feature gazebo over hot tub area, lawned garden, plant and shrub borders, pygmy hedging and leading to the wooded retreat to the rear.

This area continues to the left side of the property where there is a wood land included in the sale.

**GARAGE** 20'1" x 17'11" (6.13 m x 5.47 m) with two single up and over doors, power and lighting, window to rear, personal door leading to rear.





**Tenure** - The property is Freehold

**Council Tax** - Band F **EPC** To Follow

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW-7206

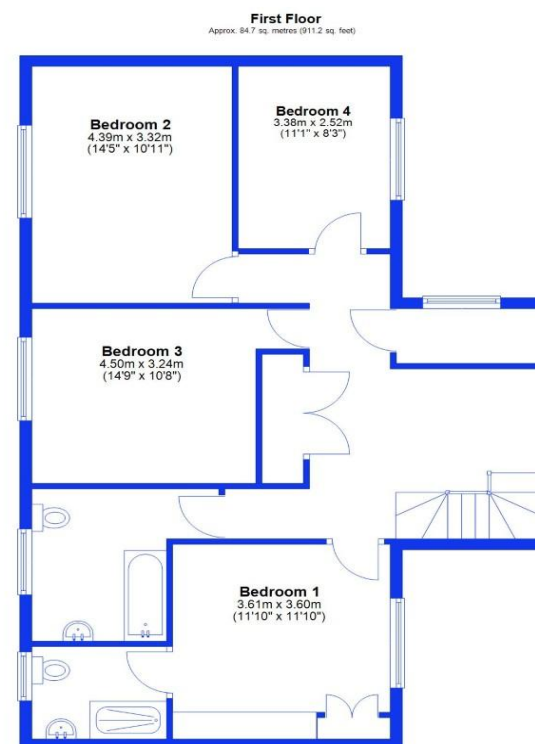
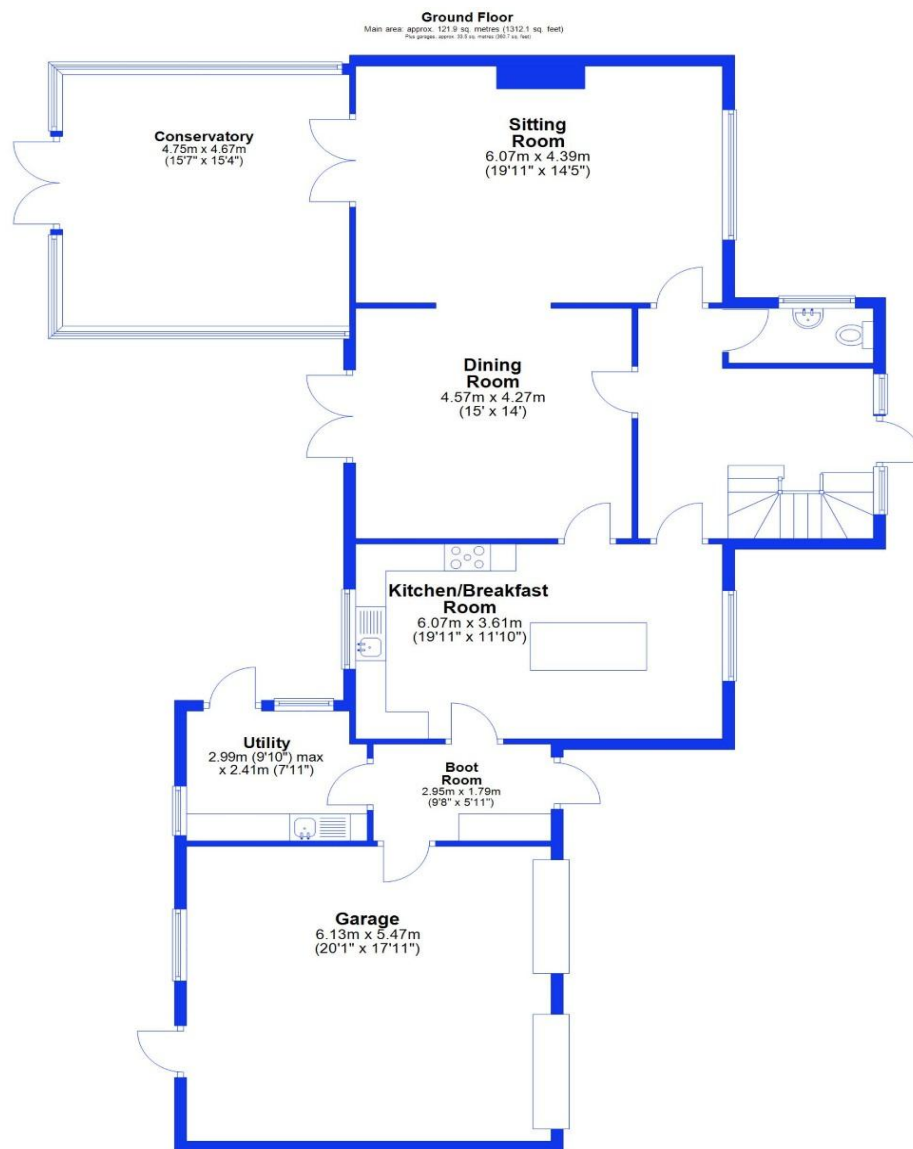


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.









Main area: Approx. 206.6 sq. metres (2223.3 sq. feet)  
Plus garages: approx. 33.5 sq. metres (360.7 sq. feet)