



**WITHERSFIELD ROAD, GREAT WRATTING, CB9**  
£2,000 per month\*


**Carter Jonas**

# WITHERSFIELD ROAD, GREAT WRATTING, CB9

Substantial 5 bedroom detached Farmhouse situated within the picturesque Village of Great Wrating offering excellent access to the Historic City of Cambridge & Market Town of Bury St. Edmunds. The property is set back from the road with an impressive private driveway accessed via electronic gates. The property offers versatile and spacious living accommodation situated over 2 floors. The ground floor comprises family room with wood burning stove & bay window, dining room, drawing room with open fire place, traditional farmhouse kitchen to include AGA, breakfast area with door leading to kitchen garden, utility & book room, downstairs cloakroom. The first floor features master bedroom with built-in-wardrobes, 4 further double bedrooms & 2 family bathroom with separate shower cubical. Ample driveway parking. Large well-maintained rear garden predominantly laid to lawn with fences and tree lined borders, patio terrace and decked area. Pets allowed. OCH. Available Unfurnished. Available for a 6 month let at £2,000pcm (rent thereafter charged at £2,500pcm).

- 5 Bedroom Farmhouse
- 3 Reception Rooms
- 2 Bathrooms & WC
- Ample Parking
- Outbuildings
- Unfurnished
- EPC = E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Offices throughout the UK



## IMPORTANT INFORMATION

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\* Rent excludes reference and tenancy paperwork fees. Please contact your local branch for this information.