

West Wickham Road, Horseheath, CB21 4QA

CHEFFINS

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Horseheath,
CB21 4QA

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Guide Price £840,000



- Delightful rural location
- Detached House
- Five Bedrooms
- Principal bedroom with en sutie
- Driveway and garage
- Charming garden

An attractive detached house built to a high standard enjoying beautifully presented and versatile accommodation also enjoying well lit rooms and a beautiful landscaped garden with outdoor entertaining space. .









LOCATION

Horseheath is a popular smaller South Cambridgeshire village. The village is home to a public house and Parish Church. Further facilities are available in the larger village of Linton (3 miles) and market town of Haverhill (3 miles). There are excellent road links and regular public buses to Haverhill and Cambridge (10 miles). London Stansted Airport is 25 miles away and there is a mainline rail stations in Cambridge, Whittlesford and Audley End (Saffron Walden).

GROUND FLOOR

ENTRANCE HALL
Glazed solid oak entrance door with window to the side looking down the driveway, engineered oak flooring and a pair of glazed doors leading to:-

HALLWAY
Staircase rising to the first floor with storage cupboard beneath and additional deep built-in storage cupboard, together with engineered oak flooring which flows through to the kitchen/dining room.

LIVING ROOM
A well-proportioned dual aspect room with window to the front and bi-folding doors to the rear providing access and views onto the terrace and garden beyond. Fireplace with a granite hearth and surround.

KITCHEN/DINING ROOM
A spacious room providing modern contemporary living. The kitchen comprises an extensive range of base and eye level units with granite worktop space over, together with a central island with hardwood worktop and a breakfast bar area. Twin bowl sink unit, space for range cooker and American style fridge freezer, integrated dishwasher and a built-in larder cupboard and window to the rear aspect overlooking the garden. The living/dining area enjoys direct access to the terrace via bi-folding glazed doors and views to the garden beyond.

UTILITY ROOM
Fitted with a range of base and eye level units with worktop space over, sink unit, space for washing machine and additional freezer, newly installed floor mounted Worcester boiler and glazed door providing access to the outdoor space.

CLOAKROOM
Comprising wash basin, WC and obscure glazed window.

STUDY/BEDROOM FIVE
This room could be utilised as a guest ground floor bedroom if required. Window to the side aspect overlooking the driveway.

FIRST FLOOR

LANDING
A spacious landing with a window to the front and seating area, built-in airing cupboard housing the pressurised hot water cylinder.

BEDROOM ONE
Window to the side aspect, built-in wardrobes, door to:-

EN SUITE
Comprising shower enclosure, wash basin, panelled bath, WC and skylight.

BEDROOM TWO
A dual aspect room with windows to the front and rear together with a pair of built-in wardrobes.

BEDROOM THREE
Window to the rear aspect with views over the garden and built-in wardrobe.

BEDROOM FOUR
Window to the side aspect and built-in wardrobe.

BATHROOM
Comprising panelled bath, separate shower enclosure, WC, wash basin and skylight.

INTEGRAL GARAGE
Fitted with an up and over door, power and lighting connected. The garage also offers scope for conversion to additional accommodation, subject to needs and relevant approval.

OUTSIDE
The property is accessed via a gravelled driveway with a five-bar gate leading to the off-street parking area, in turn leading to the integral garage. The garden has been lovingly maintained and enhanced by the current owners to provide a wonderful outdoor space. The rear of the property features a paved terrace with an adjoining lawn and an abundance of colour from well stocked flower and shrub borders, an ornamental pond and a further raised seating area. A useful tool store/potting shed can be found in the corner, together with an additional paved area with storage shed and gated access from the driveway.

VIEWINGS
By appointment through the Agents.





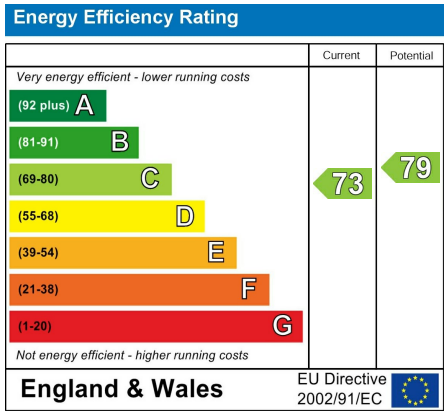




















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Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire









CHEFFINS

Approximate Gross Internal Area 2500 sq ft - 233 sq m
(Excluding Garage)
Ground Floor Area 1192 sq ft – 111 sq m
First Floor Area 1308 sq ft – 122 sq m
Garage Area 225 sq ft – 21 sq m



For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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