



4 South Barn, Chrishall Grange
SG8 7NT



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4 South Barn

Chrishall Grange | Heydon | SG8 7NT

Guide Price £725,000

- A charming four-bedroom three-bathroom character property
- Recently fitted high specification kitchen with bi-folding doors onto the rear garden
- Principal bedroom with ensuite shower room
- Double bay cart lodge
- South facing rear garden
- Well sought after location
- Offered with no upward chain
- EPC: D
- Council Tax Band: G

The Property

A sympathetically converted four double-bedroom end of terrace barn conversion with its own unique ambiance and wealth of character features. The property benefits from a private courtyard, off road parking, south facing rear garden, countryside views and is offered with no upward chain.

The Setting

The Barn occupies a delightful and tranquil tucked away position, part of an exclusive small rural courtyard scheme of converted barns and cottages in the picturesque hamlet of Chrishall Grange, which is surrounded by farmland and countryside, and is located close to the villages of Elmdon, Heydon, Fowlmere and Chrishall with fantastic pubs and local schools. Chrishall Grange is also very well placed for access to major routes linking to Royston (14 minutes), Saffron Walden (20 minutes) and Cambridge (20 minutes). For the commuter there are a choice of main line stations close by including Royston (7.3 miles), Audley End (7.5 miles) and Whittlesford (4.6 miles). Trains from Royston to Kings Cross take as little as 35 minutes. In addition, access to the M11 is within 3.3 miles, Cambridge 8.6 miles (Trumpington P&R) and Stansted Airport 23 miles.

The Accommodation

In detail the front door leads into the reception hall with stairs to first floor, built in storage cupboard and doors to the kitchen, sitting room, office/family room and cloakroom with wash basin, WC and fitted shower cubicle. The substantial sitting room has a feature inglenook style fireplace with exposed brick chimney breast and wood burning stove, exposed beam, windows to rear aspect and french doors leading to paved patio and rear garden. There is a generous study/family room with two windows to front aspect. The kitchen/dining room is the real hub of the home, filled with natural light from window to front aspect and bi-folding doors leading on the rear, south-facing garden. The superb kitchen was recently installed and is entirely handmade and bespoke. It is fitted with a matching range of eye and base level units with a stunning and unique garnet mica schist worktop over. Integrated appliances are all Siemens and include a double oven with inbuilt micro-wave, large induction hob with extractor fan over, dishwasher and large inbuilt fridge. There is





ample space for a 12-person dining table. A door leads into the utility room with eye and base level units with a matching worksurface over and undermounted sink incorporated. There is space and plumbing for washing machine/dryer, large upright freezer and door leading to the rear garden.

The first-floor galleried landing has a built-in airing cupboard and doors to the adjoining rooms. Bedroom one is a good size room and comfortably fits a super king size bed. It benefits from a range of built in wardrobes, large Velux window and door to a recently installed ensuite, which comprises a Porcelanosa shower enclosure with Aqualisa power shower, W.C, wash hand basin, Velux window and heated towel rail. Bedroom two is a double room with Velux window to rear aspect. Bedroom three is a double room with Velux window to front aspect and access to the loft hatch. A fourth double bedroom has a Velux window to front aspect. The family bathroom comprises panelled bath with shower attachment, W.C and wash hand basin.

Outside

To the front of the property there is a courtyard style parking area with ample parking space and an adjacent cart lodge with parking for a further two vehicles. To the rear there is an attractive garden which is predominantly laid to lawn



with a great variety of mature shrubs, and well stocked borders. There is also a large, paved terrace ideal for outdoor entertaining. In addition, there are raised beds, greenhouse and timber shed.

Services

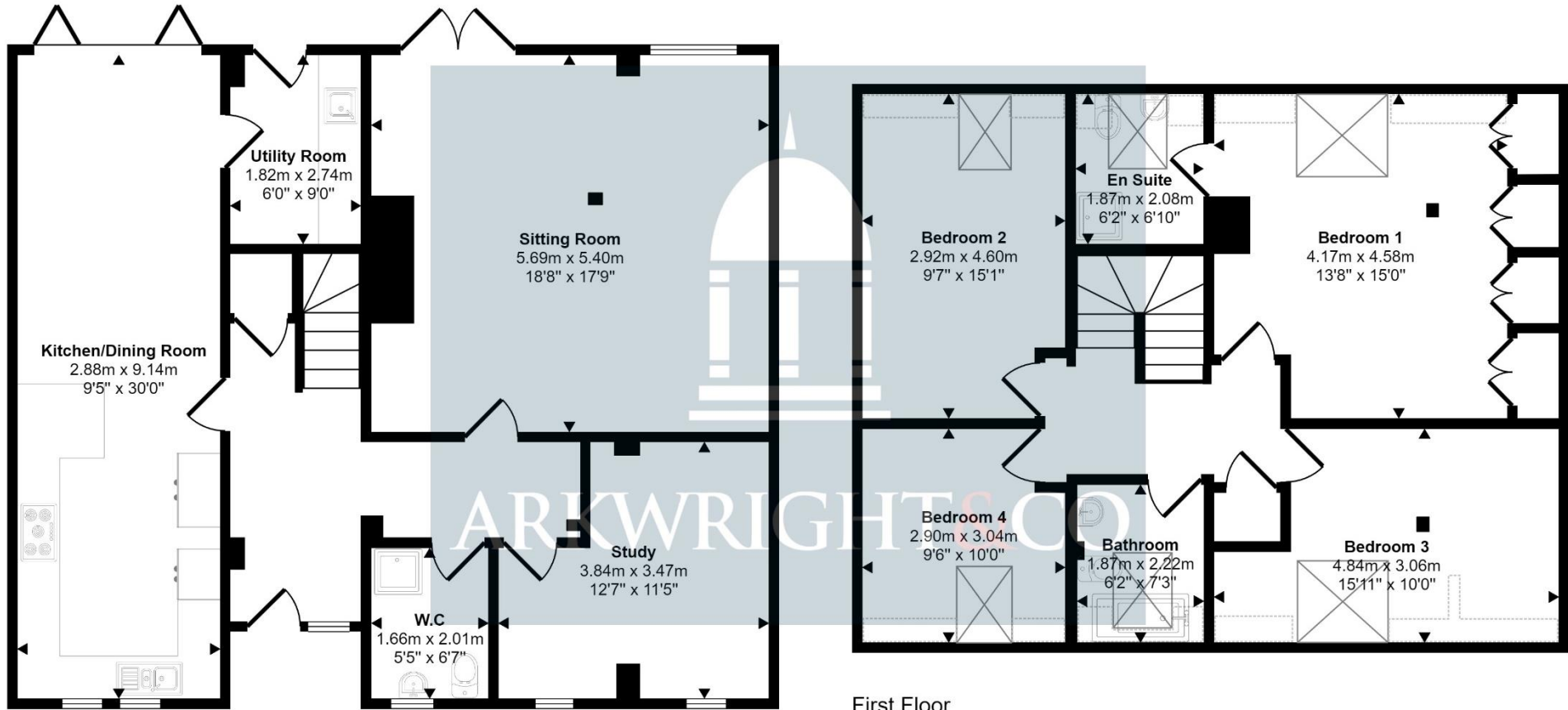
Borehole supplied water and electric are connected. Drainage via a Bio-disc and oil-fired central heating.

Local Authority

South Cambridgeshire District Council



Approx Gross Internal Area
172 sq m / 1855 sq ft



Ground Floor
Approx 95 sq m / 1019 sq ft

First Floor
Approx 78 sq m / 836 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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