



2 Limberhurst Court, Haverhill Road
CB21 4RG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Limberhurst Court

Haverhill Road | Horseheath | CB21 4RG

Offers In Excess Of: £1,000,000

- Stylish and modern living accommodation extending to approximately 3,277 sqft, finished to the highest of quality.
- Substantial Open Plan Kitchen / Dining Room
- Underfloor heating throughout the ground floor
- A self-contained, annex with potential to be integrated into the main home if required
- Double garage with extensive off-road parking
- A generous plot extending to 1.5 acres with wrap around gardens
- Council Tax Band: G
- EPC: B

The Property

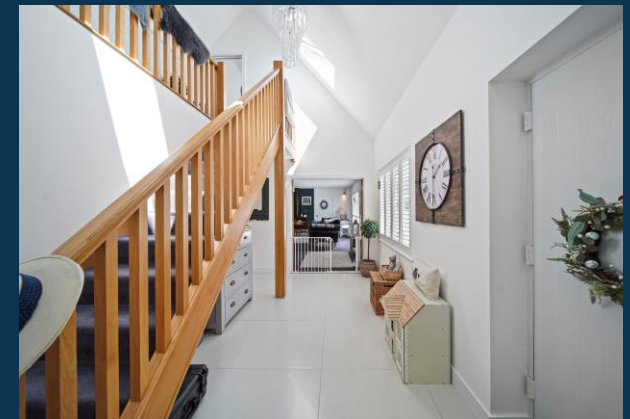
An exquisite, 5-bedroom detached family home that has been recently constructed and finished to the highest of quality. The property is situated within the gated grounds of Limberhurst Farm which is located on the outskirts of Horseheath Village.

The Setting

Horseheath village has early origins and was reputedly known to the Romans and there is a beautiful 15th Century church with Norman fragments. The village also offers a post office, village hall and there are a number of local clubs and organisations. Local schooling is at nearby Castle Camps for pre-school and primary and there is a village college at Linton. A bus service runs between Cambridge and Saffron Walden and there are commuting rail services at Cambridge (from 45 minutes to London Kings Cross) and Audley End (from 51 minutes to London Liverpool Street). Cambridge is a world-famous historic university city with numerous shopping, cultural, educational, leisure and recreational amenities and Saffron Walden a charming town of great character and personality. The M11 provides convenient access to London and the M25 (central London is about 60 miles).

The Accommodation

In detail, the property was built in 2018 by the current owners and is finished to a very high level of specification. The home provides a superb, versatile layout which is ideally suited for modern day family living. The house comprises on

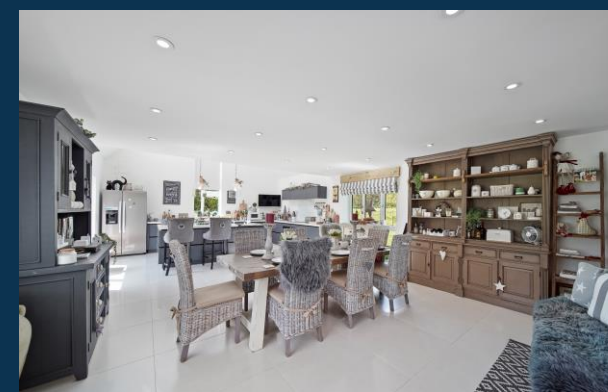




the ground floor of a large entrance hall where stairs rise to the first floor, downstairs shower room with corner shower enclosure, W.C and wash hand basin, and doors leading to the adjoining rooms.

A stunning, open plan kitchen/dining room with vaulted ceiling is filled with natural light from the Velux windows, triple aspect windows and the Bi fold door(s) which lead out to the terrace and grounds. A superb, modern fitted kitchen is of high specification and is fitted with a range of eye and base level units with quartz worktops over incorporating an undermounted composite sink with spray tap. The island unit with quartz and granite worksurfaces has an integrated sink with spray tap and built in dishwasher. Further integrated AEG appliances include twin ovens and induction hob with extractor above. The utility room is also fitted with matching units with space and plumbing for washing machine and tumble dryer with a door leading to the rear of the property.

A wonderful, dual aspect sitting room benefits from a large amount of natural light and feature log burner. There is a further door which leads to an additional, superb kitchen/family room which could form part of a self-contained annex if required.



The second, triple aspect kitchen has a superb range of matching eye and base level units with integrated ovens and dishwasher. The French doors lead out to the rear garden and the further internal door leads to an inner hall with access to three bedrooms and family bathroom. All three bedrooms benefit from built in storage, and bedroom 3 benefits from an ensuite shower room.

On the first floor there are 2 generous bedrooms, including the principal bedroom which benefits from a high quality en-suite shower room. Bedroom 2 also has the added benefit of an ensuite bathroom.

Outside

The property is accessed via Limberhurst Farm's long Driveway and is nestled within its own generous plot of 1.5 acres. The house is set back from the road with a gravelled driveway providing ample off-road parking as well as access to a double garage. An enclosed garden which wraps around the property, provides a superb space for both entertaining as well as the day-to-day requirements of outdoor family living. The garden is mainly laid to lawn with a selection of trees, shrubs and bushes and a natural pond.

Services

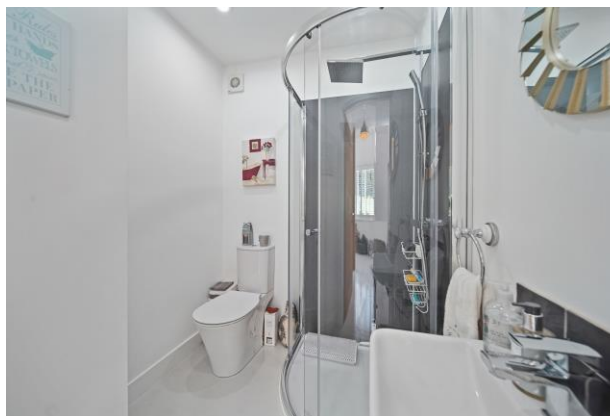
All main services are connected to the property, the central heating is oil fired.

Local Authority

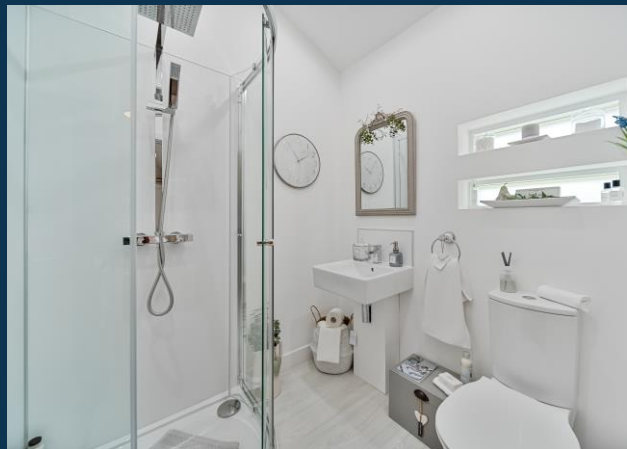
South Cambridgeshire

Council Tax

G



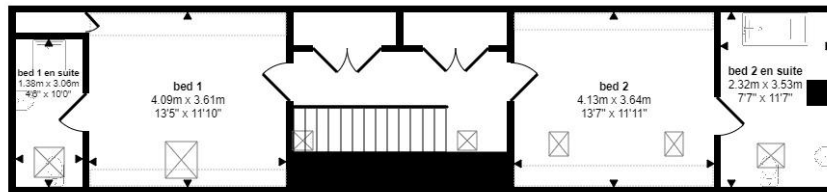




Approx Gross Internal Area
304 sq m / 3277 sq ft



Ground Floor
Approx 244 sq m / 2625 sq ft



First Floor
Approx 60 sq m / 651 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 Magic 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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