



2 Camps Hall Cottages, Camps End
CB21 4TP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Camps Hall Cottages

Castle Camps | Cambridge | CB21 4TP

Guide Price £625,000

- A charming four-bedroom Victorian period home
- Four good size bedrooms
- Accommodation extending to 1329sqft
- Four-piece family bathroom
- Two reception rooms with feature fireplaces
- Wonderful mature gardens
- Contemporary kitchen
- Uninterrupted countryside views
- Ground floor W.C
- EPC: E

The Property

An attractive and deceptively spacious four-bedroom Victorian cottage situated in a peaceful, semi-rural location backing onto surrounding farmland. The property benefits from off-road parking and large garden with wonderful countryside views beyond.

The Setting

Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a public free house, primary school, Church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

The Accommodation

In detail the property comprises an entrance hallway with stairs rising to the first floor and doors into the adjoining rooms. To the left is a second reception room with a cast iron Victorian fireplace, understairs storage cupboard and window to the front aspect. To the right is a generous, triple aspect reception room with views across the gardens and countryside beyond, strip wood flooring and fireplace with log burning stove set upon a brick hearth and French doors leading out to the terrace. A superb kitchen is fitted with a matching range of eye and base level units with composite worksurface over and a stainless-steel sink inset. Appliances include a Stoves cooker built into the chimney recess and there is space for an undercounter fridge and dishwasher. There is ample space for a table and chairs and a door opens





through to the boot room with further storage available. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. A door opens to the garden and there is a door to the cloakroom with W.C and wash hand basin.

The split level, first floor landing provides access to the four bedrooms and family bathroom. Bedroom one is a spacious dual aspect, double room with a range of built-in wardrobes and outlook to the rear over open countryside. Bedroom two is another spacious double bedroom with built-in storage cupboard and outlook to the front. A third double bedroom has a window to front aspect. Bedroom four is a good size room with countryside views. The family bathroom comprises a panelled bath, vanity unit with W.C, wash hand basin, separate power shower cubicle and heated towel rail.

Outside

To the front of the property is a gravel driveway providing ample off-road parking for multiple vehicles with steps leading down to a pathway providing access to the front door and rear gate. The property enjoys mature gardens to the front, side and rear predominantly laid to lawn with a range of mature trees and hedged borders, interspersed with



flower beds. Gated side access leads through to the rear garden laid mainly to lawn with a variety of established trees, enjoying enjoying a paved dining terrace ideal for alfresco dining. In addition, there are several carp ponds, one of which is enclosed with topiary hedging, a garden shed and pump house.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is likely.

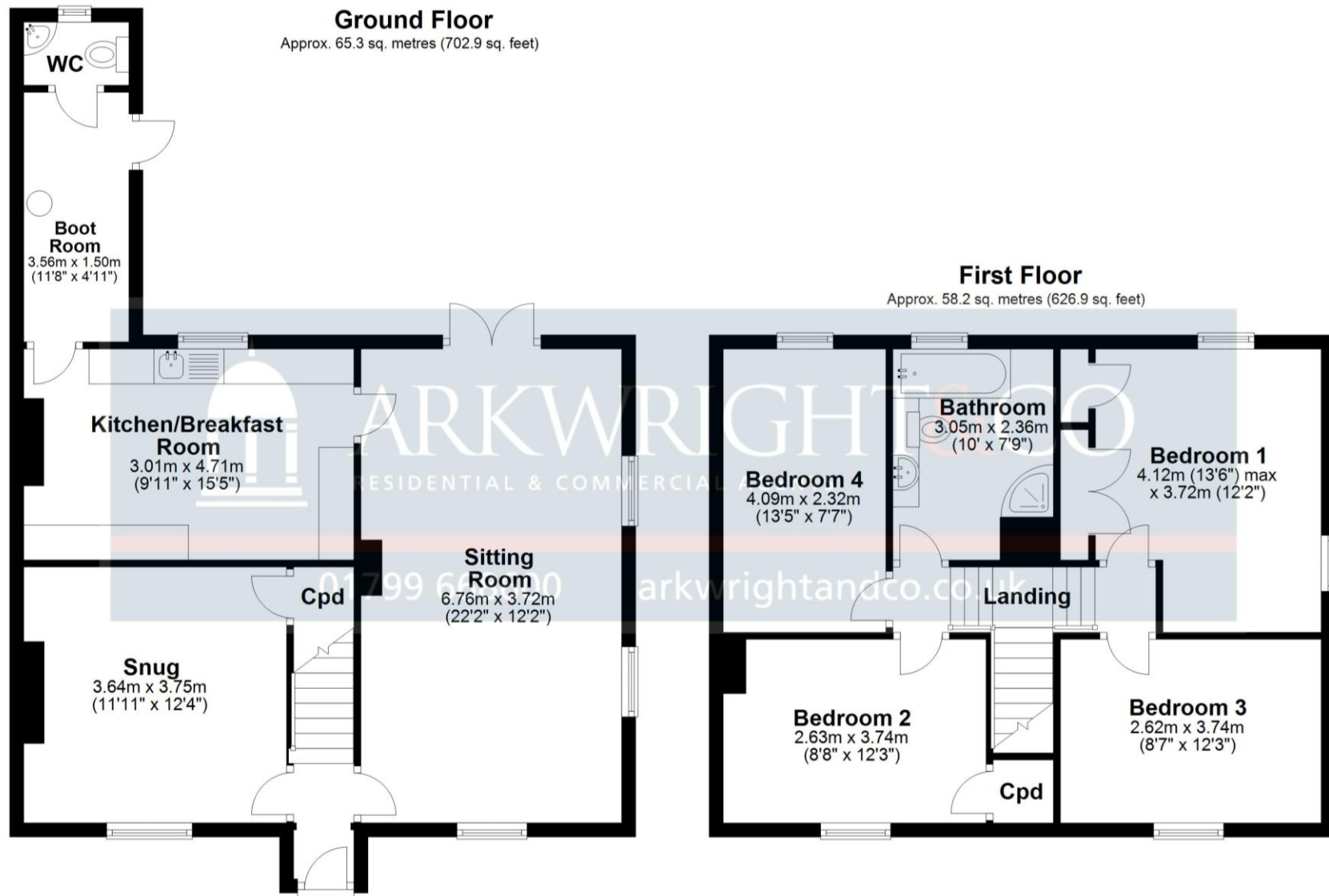
Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick with tiled roof

Local Authority – South Cambridgeshire District Council





Total area: approx. 123.5 sq. metres (1329.8 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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