



High Street, Balsham, CB21 4EP

CHEFFINS

High Street

Balsham,
CB21 4EP

5 4 4

Guide Price £2,000,000

A magnificent and substantial detached country house individually designed and constructed to an exceptionally high specification and incorporating luxuriously appointed accommodation extending in all to about 4807 square feet set over two storeys, with stairs to the second floor and useful loft rooms with potential and incorporating many stylish features throughout and an idyllic and tranquil village position this remarkable and palatial residence is set in delightful landscaped grounds extending to approximately 1.71 acres together with outbuildings including a barn stroke store double garage and workshop with first floor room above and potting shed. Construction started for this property in 2022 and benefits from the remainder of a ten-year warranty.





LOCATION

The property occupies a most desirable position at the end of a long carriage driveway leading to an extensive and private Courtyard style parking area. The property is located close to the heart of the highly sought after South Cambridgeshire village of Balsham and is within easy walking distance of an extensive range of local amenities, including a post office store, delicatessen/coffee shop, primary school, fine church and a recreation ground with bowls club and children's play area. The village is conveniently located within 10 miles of the university city of Cambridge and is so well placed for access to Addenbrookes campus and major routes including the A11 which links to the A14 and to the north, and the M11 motorway to the South which in turn offers easy access to Stanstead airport which is situated just off junction 8. For the commuter, there are mainline stations close by at Whittlesford, Audley End and Cambridge.

ENTRANCE DOOR

with triple glazed pane

RECEPTION HALL

galleried landing staircase rising to the upper floors with under stairs storage cupboard under floor heating ceiling with inset down lighters and feature lighting

COATS ROOM

Hanging rail coat hooks server cabinet ceiling with inset down lighters air recirculation double glazed window

CLOAKROOM

with Duravit suite comprising dual flush WC and hand wash basin part tiled walls inset down lighters extractor fan under floor heating double glazed and frosted window

DRAWING ROOM

ceiling with inset down lighters under floor heating double glazed windows to three aspects and a pair of double glazed doors to the rear leading out to the garden

SITTING ROOM

ceiling with inset down lighters under floor heating double glazed windows to front and side

LIVING ROOM

approached via twin doors from reception hallway ceiling with inset down lighters feature lighting under floor heating double glazed window to the rear twin double-glazed doors leading out to garden and a pair of glazed doors leading through to kitchen

KITCHEN/DINING ROOM

fitted with a generous range of handleless soft close cabinets and drawers with stone working surfaces with matching up stands range of fitted appliances including a pair of fan ovens coffee machine microwave combination oven induction hob with extractor refrigerator and separate freezer dishwasher and fridge. Island unit incorporating breakfast bar with induction hob with built in extractor and drawers below. Ceiling with inset down lighters feature lighting log burning stove with slate hearth double glazed windows to four aspects and twin double glazed doors leading out to the garden

UTILITY/BOOT ROOM

stone working surfaces undermount sink unit with mixer tap generous range of fitted cupboards double glazed windows to two sides panelled and double glazed door leading to outside

PLANT ROOM

with water filtration system under floor heating controls pressurised hot water cylinder air recirculation pump and heating controls for the air source heat pump that is situated outside

GALLERIED LANDING

staircase rising to the second floor feature lighting inset lighting shelved linen cupboard double glazed window to the front and radiator

BEDROOM 1

range of fitted wardrobe cupboards ceiling with inset down lighters feature lights radiators double glazed windows to the side and rear

EN-SUITE SHOWER

with white Duravit suite comprising dual flush WC bidet hand wash basin walk in shower with glazed sliding door tiled floor with under floor heating heated towel radiator mirror fronted storage cupboard ceiling with down lighters extractor fan double glazed and frosted window to the side

BEDROOM 2

fitted wardrobe cupboards ceiling with downlighters and feature lighting double glazed windows to 3 aspects

EN-SUITE

fitted with Duravit dual flush WC and hand wash basin walk in shower with play sliding doors mirror fronted cabinet ceiling with downlighters extractor fan tiled floor with under floor heating heated towel radiator double glazed part frosted window to the side

BEDROOM 3

fitted wardrobe sailing with down lighters and feature lighting pair of radiators double glazed windows to two aspects

EN SUITE SHOWER ROOM

Duravit dual flush WC hand wash basin walk in shower ceiling with inset down lighters extractor fan mirror fronted cabinet heated towel radiator tiled floor with under floor heating double glazed and frosted window to the front

BEDROOM 4

ceiling with down lighters hanging pendant a pair of radiators a pair of wardrobes double glazed windows to the rear

BEDROOM 5

ceiling with down lighters hanging pendant wardrobe double panelled radiators double glazed windows to front and side

BATHROOM

with Duravit suite comprising panel bath with wall mounted mixer walk in shower glazed sliding door Joe flush WC hand wash basin mirror fronted cabinet sailing with down lighters strata fan heated towel radiator double glazed and frosted window to the front

SECOND FLOOR LANDING

inset down lighters double glazed Velux roof light

LOFT ROOM 1

ceiling with inset down lighters access to eaves storage double glazed windows to three aspects

LOFT ROOM 2

double glazed window to the rear ceiling with inset down lighters pair of double glazed Velux windows access to eaves storage

LOFT ROOM 3

ceiling with downlighters double glazed windows to three aspects access to eaves storage

OUTSIDE

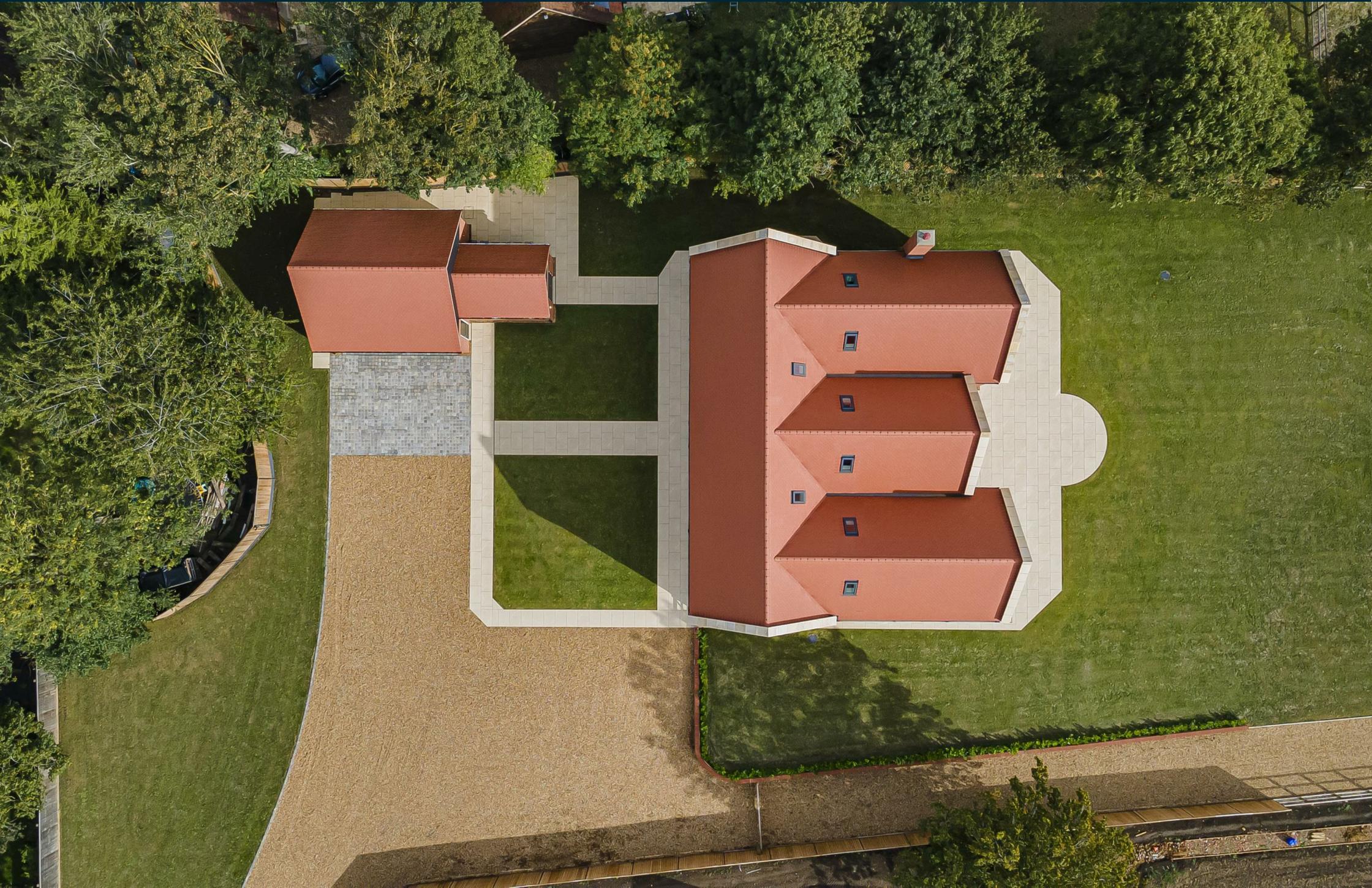
The property stands in its own delightful grounds with access from the High Street brick pillars either side of the gravelled sweeping driveway with paved areas halfway leading to front door with further lawn to either side.

Detached garage with double width cobbled parking area to the front and a pair of up and over doors power and light connected workshop area to the side with twin access doors personal door and a pair of double glazed windows single drainer sink unit working services and storage cupboards timber staircase the first floor loft storage area with power and light and double glazed window

Rear garden with large paved patio area and pathway five bar gated access to the side gravel driveway the gardens are principally laid to lawn and enclosed by post and rail fencing productive vegetable patch compost bins oak framed potting shed with power and light

Storage barn with the weather boarded elevations underneath the slate tiled roof with power and light connected pair of entrance doors as well as personal doors windows to three aspects.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Guide Price £2,000,000
 Tenure - Freehold
 Council Tax Band - H
 Local Authority - South Cambridgeshire District Council





Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



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.