



Cornish Close, Horseheath, CB21 4QQ

**CHEFFINS**



## Cornish Close

Horseheath,  
CB21 4QQ

- Offered with No Upward Chain
- Gated Driveway Leading to the Double Garage
- Grounds of 0.27 Acres
- Generous and Secluded Plot
- Versatile Single Storey Living

An impressive and unique single storey detached residence benefitting from generous and secluded mature gardens. The well planned and extended accommodation extends to approximately 1744 sq. ft. Arranged over one floor with the added benefit of a large driveway leading to the double garage.

4 2 2

Guide Price £600,000







## LOCATION

Horseheath is a popular smaller South Cambridgeshire village. The village is home to a public house, a post office / general store 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).



## ENTRANCE HALLWAY

With entrance door, loft access via hatch, airing cupboard, doors to:

## LOUNGE

With windows to the rear aspect, multi fuel burning stove with exposed brick hearth and surround with wooden mantle over, exposed beams and timbers, sliding patio doors to conservatory, door to kitchen breakfast room, glazed double door to dining room.

## KITCHEN/BREAKFAST ROOM

With window to the side aspect, range of matching eye and base level units, worktop with inset sink and a half with drainer, integrated chest level double oven, inset four ring electric hob with extractor hood over, space and plumbing for dishwasher, exposed beams and timber, door to dining room, opening to utility room.

## DINING ROOM

With window to the front aspect, exposed beams and timber.

## UTILITY ROOM

With window to the side aspect, preparation counter with inset sink and a half with drainer, eye and base level storage unit, space and plumbing for washing machine, door to walk in pantry, door to double garage, door to garden, door to:

## GUEST CLOAKROOM

With window to the side aspect, low level wc with hidden cistern, wall mounted hand wash basin.

## CONSERVATORY

With windows to the side and rear aspect, tiled floor, French doors to the garden.

## BEDROOM 1

With windows to the rear aspect, door to:

## EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc with hidden cistern, vanity unit with inset wash basin with chrome mixer tap over, large shower enclosure, part tiled walls.

## BEDROOM 2

With window to the front and side aspect.

## BEDROOM 3

With window to the front aspect.

## BEDROOM 4

With window to the rear aspect.

## OUTSIDE

To the front of the property there is a post and rail gate with brick piers which offers access to the large driveway featuring well stocked feature flower beds and a mature hedge row leading to the double garage and entrance door.

The fully enclosed south facing garden wraps around the property boasting a charming sense of tranquillity and seclusion featuring a well maintained lawn area, a range of well stocked feature flower beds, mature trees and hedge rows, a pond, storage sheds, a choice of patio seating areas, an outside tap and gated access to the driveway.



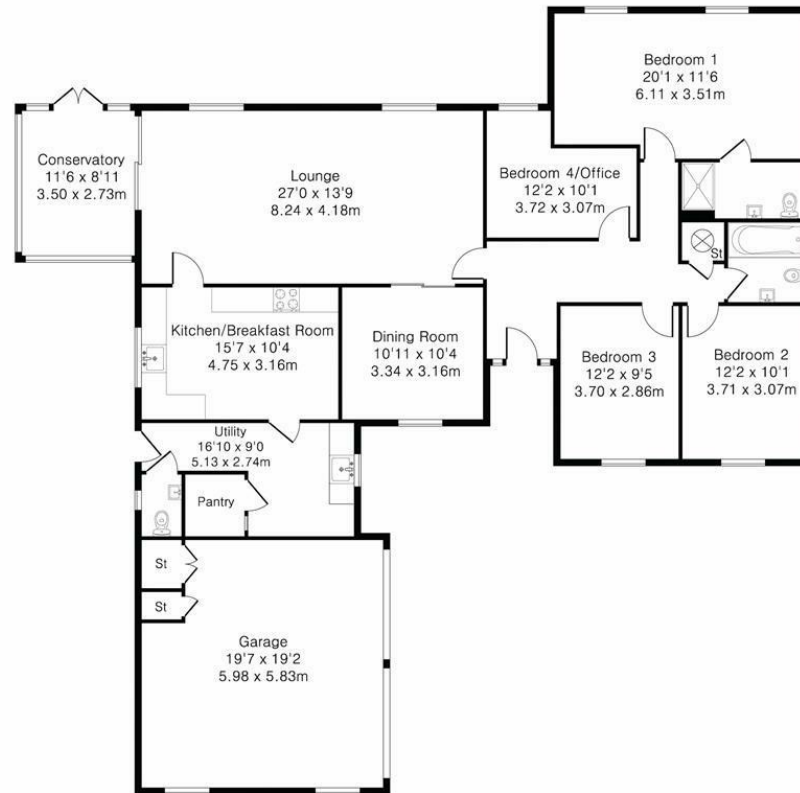








Approximate Gross Internal Area 1744 sq ft – 162 sq m  
Garage Area 375 sq ft – 35 sq m



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

Guide Price £600,000

Tenure - Freehold

Council Tax Band - F

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.



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