



Turnpike Hill, Withersfield, CB9 7RY

CHEFFINS

Turnpike Hill

Withersfield,
CB9 7RY

A most impressive barn conversion of significant charm and character, offering well-proportioned, versatile accommodation and a wealth of fine architectural features. The property is located behind a 5-bar gate with large gravel driveway, detached double garage with adjoining store and landscaped garden, paved patio and paved garden, forming part of this picturesque West Suffolk village. The property is being offered chain-free.

3 2 2

Guide Price £625,000





LOCATION

The charming and picturesque village of Withersfield with its fine church, village greens and public house is within easy reach of Whittlesford train station (14 miles) and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (16 miles), M11 (10 miles), Saffron Walden (13 Miles), Newmarket (12 miles) and Bury St Edmunds (18 miles).

OAK ENTRANCE DOOR

with glazed pane leading into:

ENTRANCE HALLWAY

with full height vaulted ceiling, exposed beams and timbers, tiled floor with recessed matwell, underfloor heating controls, steps leading down to:

CLOAKROOM

comprising of a two piece suite with low level w.c., wash hand basin, part timber panelling, tiled wall, ceiling with downlighters, extractor fan, internal window to the rear.

DRAWING ROOM

with full height vaulted ceiling with a wealth of exposed beams and timbers, oak flooring, double storage cupboard, china cupboard, twin double glazed doors and casement window to one side, double glazed window to the other side.

KITCHEN/DINING ROOM

fitted with a generous range of storage cupboards and drawers with granite working surfaces with undermount one and a half bowl sink unit with grooved drainer, mixer tap, boiling water tap, fitted John Lewis double oven, Bosch 4 ring hob with extractor hood above, fitted and concealed dishwasher, fitted and concealed refrigerator and freezer, tiled floor, underfloor heating, full height vaulted ceiling with exposed beams and timbers, twin double glazed doors leading to rear garden, double glazed casement window and window to the front.

UTILITY ROOM

with rolltop working surfaces, range of storage cupboards, cupboard housing Grant oil fired boiler providing domestic hot water and central heating system, single drainer sink unit, tiled floor, ceiling with inset downlighters, double glazed casement windows to the rear, stable door to the rear.

SITTING ROOM

with feature fireplace with tiled hearth, brick surround fitted with log burning stove and oak bressumer beam, full height vaulted ceiling, exposed beams and timbers, oak flooring with underfloor heating, double glazed windows to rear and side and twin double glazed doors to the front leading out to paved patio, oak staircase with glass balustrades leading to:

FIRST FLOOR MEZZANINE/STUDY/OCCASIONAL BEDROOM

with exposed beams and timbers, double glazed Velux rooflight, double glazed casement window.

PRINCIPAL BEDROOM

accessed via entrance hallway. Dressing Room with double wardrobe with shelving and hanging rail, double glazed casement window, exposed beams and timbers and access to loft space, staircase to bedroom, a pair of wardrobe cupboards, further storage cupboards, vaulted ceiling, exposed beams and timbers, double glazed Velux rooflights, radiator.

ENSUITE SHOWER ROOM

tiled floor, three piece suite comprising low level w.c., tiled shower cubicle, glazed doors, pedestal wash hand basin, shaver point, ceiling with inset downlighters, heated towel rail/radiator. double glazed casement windows.

REAR HALL

with tall ceilings, double cupboard with slatted shelving, further storage above, oak flooring, radiator, double glazed casement window to the side and picture rail.

BEDROOM 2

with oak flooring, underfloor heating, picture rail, access to loft space, double glazed casement window.

FAMILY BATHROOM

tiled floor, three piece suite comprising low level w.c., pedestal wash hand basin, bath with electric shower.

BEDROOM 3

wooden flooring with underfloor heating, fitted wardrobe cupboard, picture rail, double glazed casement window to the side.

OUTSIDE

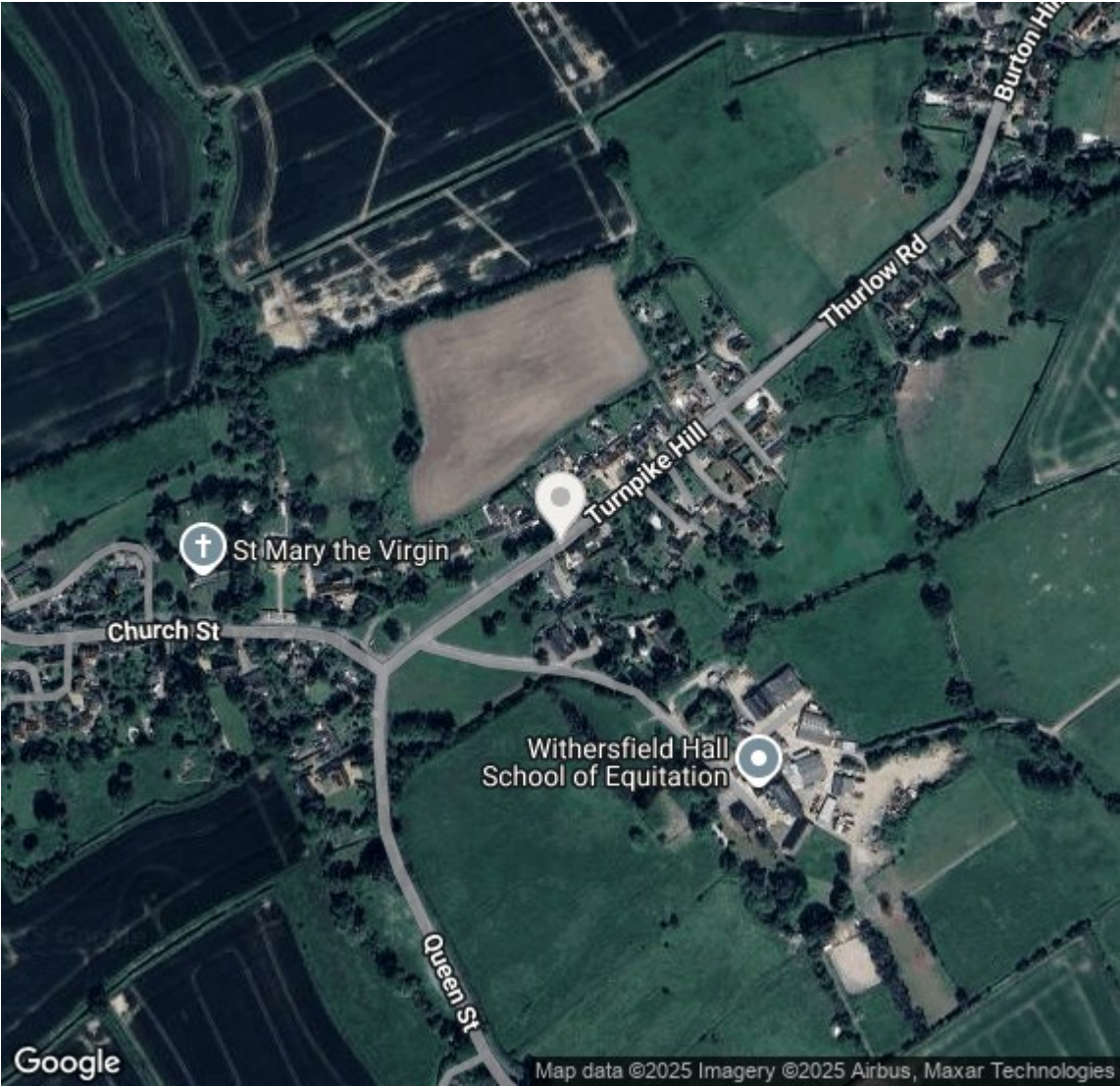
Front garden with 5-bar gate leading to large gravelled driveway with raised flowering and shrub beds, DETACHED DOUBLE GARAGE/STORE with a pair of twin doors to the front, power and light connected, loft storage. Adjoining store with casement window to the side, power and light connected and stable door. Steps down to paved terrace with brick and flint wall, paving and lighting, lawned area with flowering and shrub beds, outside tap.

Rear garden which is principally paved with flowering and shrub beds enclosed by fencing with gated access to the side. Further gated access to rear courtyard which is paved with oil storage tank and log store, further gated access with pathway to other side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £625,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – West Suffolk





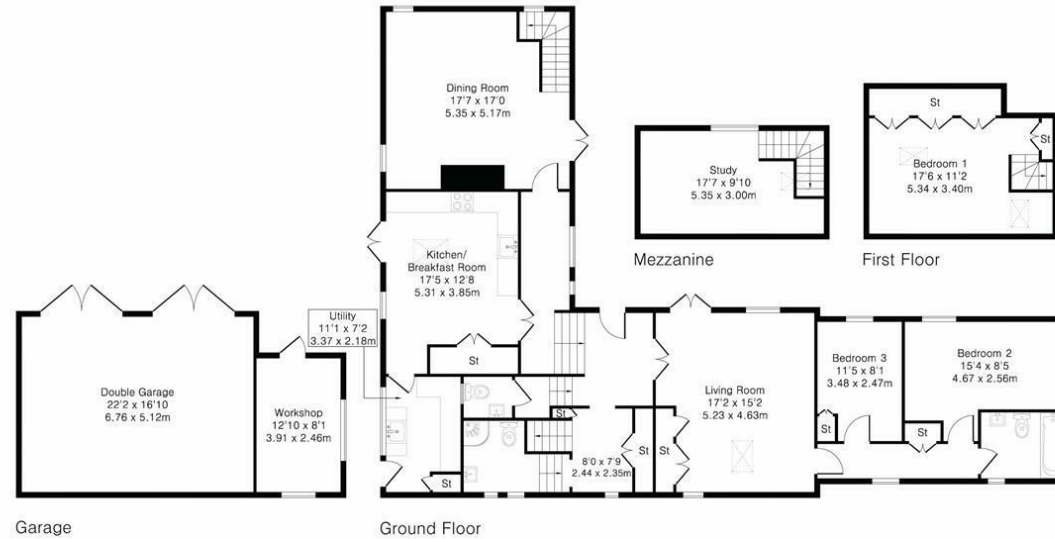
Approximate Gross Internal Area 1971 sq ft - 183 sq m

Ground Floor Area 1568 sq ft - 146 sq m

First Floor Area 230 sq ft - 21 sq m

Mezzanine Area 173 sq ft - 16 sq m

Garage Area 479 sq ft - 45 sq m



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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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.