



Dean Cottage, West Wickham Road, Balsham, CB21 4DZ

**CHEFFINS**



## West Wickham Road

Balsham,  
CB21 4DZ

A charming and most attractive Grade II listed semi-detached period cottage sympathetically improved and incorporating many character features and a unique and rather special ambience. Delightfully located in a tranquil tucked-away position in its own secluded garden at the end of a long private driveway.

### LOCATION

Dean Cottage is located close to the heart of the village and conveniently placed with a short walk of an excellent range of local amenities which include a primary school, store/post office, delicatessen and coffee shop, fine church, two inns and a recreation ground with children's play area and bowls club adjacent. Balsham is a highly sought after south Cambridgeshire village and is conveniently placed just 10 miles from the university city of Cambridge and is easily accessible to the Addenbrooke's Campus. For the commuter the village is well placed for access to the M11 motorway and there are mainline stations at Whittlesford and Audley End. The larger thriving village of Linton is just 2 miles away and provides more extensive amenities and a village college.

2 1 1

Guide Price £395,000





## ENTRANCE DOOR

to:

## ENTRANCE LOBBY

with windows to side aspect, radiator with decorative cover and door to:

## CLOAKROOM

with low level w.c., built-in utility cupboard with fitted shelving and space and plumbing for washing machine, wash hand basin with mixer taps set on a vanity style shelf with cupboards below, ceramic tiled flooring, window to front aspect with frosted glass.

## SITTING ROOM

with feature brick fireplace with wood burning stove set on a raised brick hearth, fitted cupboards to side with shelf above, shelved cupboards beneath, two radiators with decorative covers and a large built-in storage/cloaks cupboard understairs, ceramic tiled flooring, windows to front aspect overlooking the gardens, feature open studwork and leading to:

## KITCHEN/DINING ROOM

A wonderful open plan space with Dining Room incorporating an extensive range of fitted storage cupboards set beneath shelving, radiator with decorative cover, ceramic tiled floor, fitted shelves and window to rear aspect, built-in shelved cupboard which also houses the Combi oil fired boiler. Fitted breakfast bar with opening through to Kitchen with inset butler sink with mixer taps, fitted base units with natural oak work surfaces with cupboards and drawers below, integrated dishwasher and space for fridge and freezer set beneath breakfast bar with doors to conceal. Integrated oven and 4 point ceramic hob with concealed extractor cooker hood above, feature tiling, window to side aspect and sash windows to front aspect overlooking gardens.

## ON THE FIRST FLOOR

## LANDING

with trap door to roof space, windows to rear aspect, radiator with decorative cover and door to large walk-in shelved airing cupboard with radiator.

## BEDROOM 1

with windows to front aspect, fitted shelved storage units and cupboards and display shelf above, radiator with decorative cover, recess to side of chimney breast and further shelving and built-in wardrobes.

## BEDROOM 2

with vertical radiator, built-in wardrobe, windows to side.

## BATHROOM

with white suite comprising bath with feature panelling, pedestal wash hand basin and low level w.c., fitted shower cubicle with wall mounted shower unit, tiled walls with glazed shower doors, ceramic tiled floor, windows to front aspect with frosted glass.

## OUTSIDE

There is a long private driveway which in turn leads to a 5-bar gate providing access into the secluded garden. There is a stone pathway leading to the paved terrace and front entrance door. The delightful gardens are an attractive feature and enjoys privacy and seclusion and are mainly laid to lawn with a variety of shrubs and well stocked borders around. Immediately to the front of the cottage there is a large paved terrace and to the side there is a further storage area and recently installed oil storage tank. There is also a garden storage shed and a detached STUDIO/HOME OFFICE with light and power, large fitted desktop and shelves, natural wood style flooring, wiring for internet, full height glazed doors to front aspect and a pair of glazed doors which both open to the front.





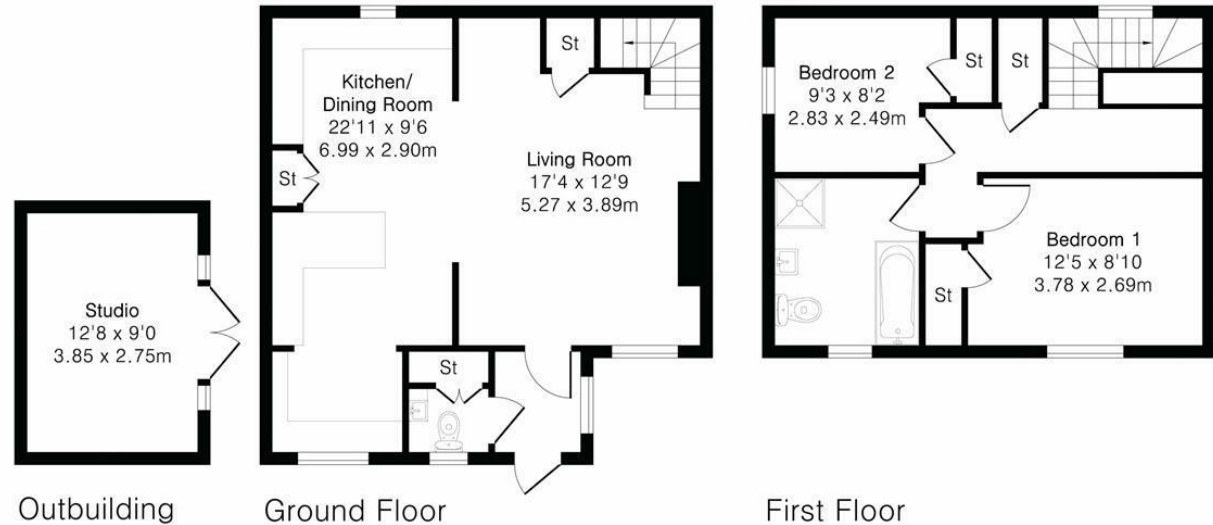


**Approximate Gross Internal Area 875 sq ft - 82 sq m  
(Excluding Outbuilding)**

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 392 sq ft – 37 sq m

Outbuilding Area 114 sq ft – 11 sq m



Guide Price £395,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

District Council



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For more information on this property please refer to the Material Information Brochure on our website.

**Agents Note:** Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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