



High Street, Balsham, CB21 4EP

**CHEFFINS**

## High Street

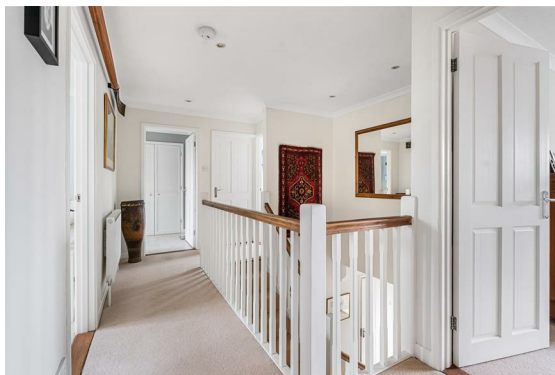
Balsham,  
CB21 4EP

A substantial, sympathetically improved and extended detached house, providing beautifully presented and well-proportioned accommodation and occupying an outstanding non-estate position set well back from the high street and backing on to a field, located towards the southern edge of this highly sought after village.

4 2 2

**Guide Price £850,000**





## LOCATION

The village of Balsham lies about 10 miles south east of the university city of Cambridge and is very conveniently placed for access to Addenbrooke's Campus and is also equi-distant of the horseracing town of Newmarket and the historic market town of Saffron Walden. Haverhill is also within easy reach with its many shopping and other local amenities and the larger village of Linton with shopping and schooling facilities is just one mile away. Balsham offers an excellent range of local amenities including its own primary school, delicatessen and coffee shop, post office/stores, fine church, two inns and recreation ground with children's play area adjacent. For the commuter there are mainline stations at both Whittlesford and Audley End and the nearest M11 motorway access point is located at Duxford (Junction 10, (north and south) or Stump Cross (Junction 9, south only).

## LARGE COVERED ENTRANCE PORCH

with external lighting and front entrance door with full height double glazed windows to either side leading to:

## RECEPTION HALL

with staircase leading off to first floor and deep built-in storage cupboard understairs, double radiator, woodblock flooring.

## CLOAKROOM

with w.c. and pedestal wash hand basin with slate splashback, woodblock flooring, sealed unit double glazed windows to front aspect, woodblock and part ceramic tiled flooring.

## SITTING ROOM

with a feature stone fireplace with woodburning stove set on a stone hearth, recess to side with fitted display shelving and shelved storage cupboard, double radiator, large full height sealed unit double glazed picture windows to front aspect. Glazed double doors to:

## STUNNING OPEN PLAN KITCHEN/DINING ROOM

incorporating range of luxuriously appointed units with granite work surfaces. Inset stainless steel sink unit with mixer taps and cupboards below, extensive fitted base units with granite worktops and cupboards and drawers below, integrated refrigerator with cupboards above and below, integrated Smeg oven and grill, integrated four point Smeg induction hob set into worktop with Smeg extractor cooker hood above, fitted breakfast bar, range of wall storage cupboards and a display cabinet, feature ceramic tiled flooring, double radiator, full height double glazed windows and a pair of double glazed French doors leading to paved side terrace. A pair of full height double glazed doors and full height double glazed windows to side leading through to:

## UTILITY ROOM

with inset stainless steel sink unit with cupboards beneath double glazed window above, worktop to side with space below and plumbing for automatic washing machine, fitted storage cupboards, tiled

floor, further fitted base unit with cupboards below and fitted shelves with baskets, space for upright fridge/freezer, radiator, further full height built-in shelved storage cupboard also incorporating water softener, double glazed window above sink unit, part double glazed door leading to paved pathway and outside.

## CONSERVATORY

with triple glazed windows overlooking the rear gardens and full height double glazed doors leading to paved terrace and rear gardens and also a feature high semi-vaulted ceiling with double glazed panels.

## STUDY

with fitted unit with extensive display and bookshelving, double radiator, frosted glazed window to side aspect and sealed unit double glazed windows to front aspect.

## ON THE FIRST FLOOR

### GALLERIED STYLE LANDING

with radiator, and door to walk-in airing cupboard with tiled floor, radiator, fitted shelves and trap door to loft space.

## BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, extensive full height wardrobes and shelved storage cupboards to one wall and door to:

## ENSUITE SHOWER ROOM

with tiled shower cubicle and wall mounted shower unit, pedestal wash hand basin and w.c., radiator/towel rail, electric shaver socket and frosted double glazed sealed unit, windows to front aspect.

## BEDROOM 2

with built-in shelved storage cupboard and built-in double wardrobes with full height sliding double glazed mirror doors, radiator and sealed unit double glazed windows to rear aspect overlooking gardens and fields beyond.

## BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect.

## BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect overlooking gardens and fields beyond.

## FAMILY BATHROOM

with white suite comprising bath with ceramic tiled walls around, separate wall mounted shower unit and glazed shower screen, wash hand basin with slate splashback, low level w.c., electric shaver socket, radiator, frosted double glazed windows to rear aspect, built-in airing cupboard housing hot water cylinder and vertical towel rail/radiator.

## OUTSIDE

The property is set well back from the High Street and is accessed via a long driveway which also gives access to the neighbouring house and in turn leads to a 5-bar gate and an extensive and private courtyard style parking area and driveway. Adjacent there is also an attractive front garden laid to lawn with a great variety of mature shrubs, bushes and borders around and adjacent to the parking area there is a DOUBLE GARAGE with twin up and over doors which houses the pool heating and filtration equipment, light and power, windows to rear aspect and a part glazed door leading to covered lobby area with coat hooks. Immediately to the rear of the garage there is a oil storage tank and bin store. Covered side passage and door which in turn leads to the rear garden.

To the side of the house there is a further secluded garden area with a large paved terrace, borders and trees around and wrought iron gate gives access into the rear garden. Adjacent to this paved terrace there is also an external power socket and external lighting.

Pathway leads to the POOL AREA which is enclosed by wooden fencing and comprises heated swimming pool with paved terrace around and steps leading to a secluded paved area ideal for al fresco dining, door leading through to a further storage area.

To the rear of the property there is a delightful and generous garden area laid to lawn with well stocked borders, shrubs and hedgerow around and a stylish new paved terrace immediately adjacent to the property itself.







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

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Tenure - Freehold

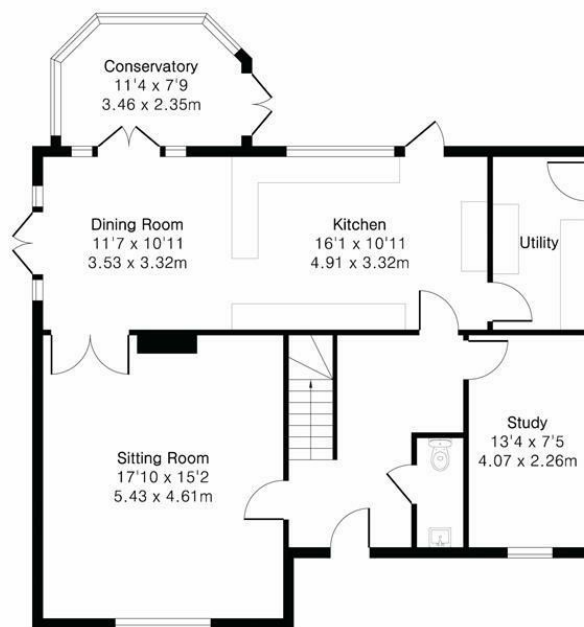
Council Tax Band - F

Local Authority - South Cambridgeshire District Council

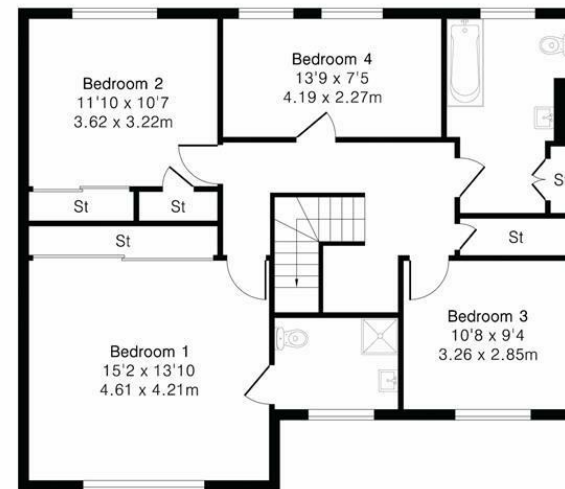
**Approximate Gross Internal Area 1925 sq ft - 179 sq m**

Ground Floor Area 1017 sq ft – 95 sq m

First Floor Area 908 sq ft – 84 sq m



Ground Floor



First Floor



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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.



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