



Chishill Road, Heydon, SG8 8PN

CHEFFINS

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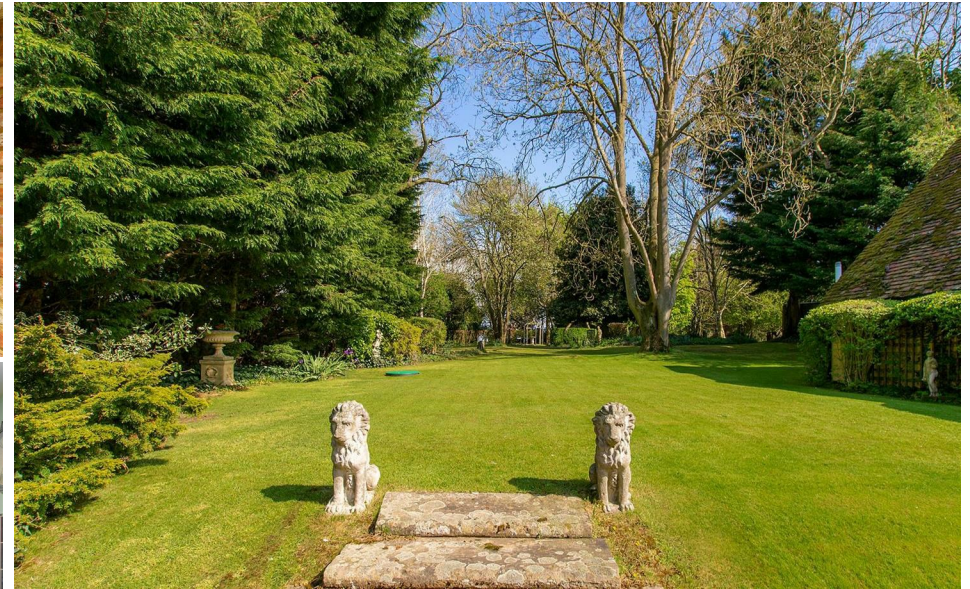
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Guide Price £1,300,000

- Grade II Listed
- Numerous character features
- Accommodation approx. 3477 sqft
- Detached, self-contained annexe
- Beautiful mature grounds of approx. 0.8 acre
- Stunning setting with far reaching views

An impressive and handsome Grade II Listed, 18th Century residence in a picturesque setting. The extensive accommodation boasts a wealth of period charm and character, together with a substantial self-contained, detached annexe and far reaching countryside views.





LOCATION

The much sought after village of Heydon is located in South Cambridgeshire close to the boundaries of Hertfordshire and Essex, with convenient access to major road routes and highly regarded schools in all three counties, including Hills Road Sixth Form College. The market towns of Royston and Saffron Walden are within 6 and 8 miles respectively and the University City of Cambridge is about 13 miles north. There is a mainline station at Royston offering a commuter service into Cambridge, London's King's Cross, the City and Brighton. Audley End (west of Saffron Walden) offers a service into London's Liverpool Street, Stansted and Cambridge.

GROUND FLOOR

ENTRANCE HALL

Timber entrance door, pine doors to adjoining rooms and brick flooring

DRAWING ROOM

An impressive room with windows to front aspect, a pair of Inglenook fireplaces, one with original bread oven, exposed timbers, and brick flooring.

REAR HALL

Currently used as a main entrance into house, accessed via a glazed door with adjoining window with views over the terrace and garden, brick flooring, stairs rising to first floor and timber doors leading to adjoining rooms.

DINING ROOM

Window to front and side aspect, extensive wood panelling and corner cabinet, fireplace with inset stove and open studwork.

CLOAKROOM

Comprising low level WC and wash hand basin.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base units with worktops over incorporating sink unit and dishwasher, 4 oven Aga, a pair of windows overlooking garden and brick flooring.

UTILITY ROOM

Space and plumbing for washing machine, tumble dryer, American style fridge/freezer, butler sink, fitted shelving and window.

SNUG/SITTING ROOM

Window to front aspect, exposed timbers and brick chimney breast.

GROUND FLOOR SHOWER ROOM

Comprising low level w.c., wash hand basin and shower enclosure, window to the rear aspect, terracotta tiled flooring.

FIRST FLOOR

SPLIT-LEVEL LANDING

Exposed floorboards, windows to the front and rear aspects, original fireplace with exposed brickwork and timbers, deep built-in cupboard currently used as walk-in wardrobe, eaves storage cupboard, door to staircase rising to second floor.

BEDROOM 1

Window to the front aspect enjoying views, exposed floorboards and timbers, fitted wardrobes.

BATHROOM

Comprising freestanding roll top bath, wash hand basin, w.c., deep built-in airing cupboard, exposed timbers and window.

BEDROOM 2

Window to the front aspect with views, exposed floorboards and timbers, fireplace.

BEDROOM 3

Window to the rear aspect with views, exposed floorboards and timbers.

SECOND FLOOR

LANDING

Windows to the front and rear aspects with elevated views, exposed floorboards.

BEDROOM 4

Windows to three aspects enjoying elevated views, exposed floorboards.

BATHROOM

Comprising panelled bath, w.c., wash hand basin and window with views.

BEDROOM 5

Window to side aspect, exposed floorboards.

OUTSIDE

The property forms part of this pretty village also enjoying a generous plot of approximately 0.8 of an acre. The property is approached via a gravelled driveway in turn leading to a 5-bar gate leading to the rear courtyard. To the front of the property there is a gravelled path and lawn.

Adjoining the rear of the property is an extensive paved terrace with steps leading up to the garden which is a particular feature of the property being mainly laid to lawn with a number of mature trees, shrubs, bushes and planting. The outside space is an idyllic area interspersed by various areas offering further scope to personalise, with blossom trees at the end of the garden which adjoins open countryside and offers wonderful views.

DETACHED ANNEXE

In addition to the main house is a substantial, self contained, detached annexe offering a wealth of uses, dependent upon needs. Comprising:

ENTRANCE HALL

Glazed stable door off the terrace, staircase rising to the first floor. Door to:

DOUBLE BEDROOM

Window overlooking the garden.

ENSUITE

Comprising panelled bath with low level w.c., wash hand basin and window to the rear.

WORKSHOP

Accessed via a pair of doors, power and lighting.

FIRST FLOOR

LANDING

Door to:

BEDROOM 2

Vaulted ceiling, eaves storage space and views over the garden.

SECOND BATHROOM

Comprising panelled bath, low level w.c., wash hand basin and window to front aspect.

AGENT'S NOTES

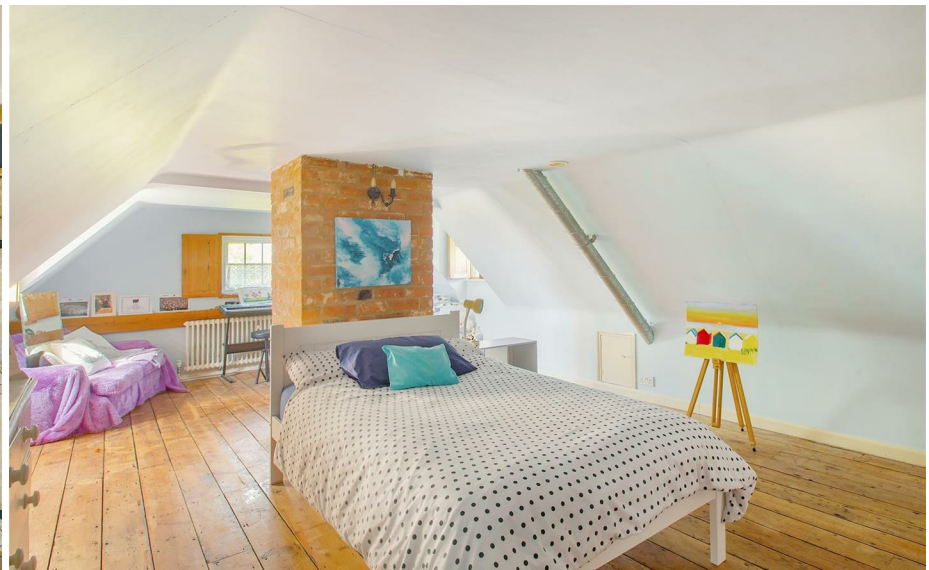
- Tenure - Freehold
- Council Tax Band - G
- Property Type - Detached house
- Property Construction - Timber frame, lath and plaster with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 3477
- Parking - Driveway for 5 vehicles
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - LPG fired boiler with radiators and open fires
- Broadband - Fibre to the Cabinet
- Mobile Signal/Coverage - Good

- Listed - Grade II Listed
- Conservation Area - Yes

VIEWINGS

By appointment through the Agents.







Guide Price £1,300,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire



Approximate Area = 323 sq m / 3477 sq ft
 Annexe = 63.7 sq m / 686 sq ft
 Garage = 9.7 sq m / 104 sq ft
 Including Limited Use Area (50.4 sq m / 542 sq ft)
 For identification only. Not to scale.



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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.