



Camps End, Castle Camps, CB21 4TR

**CHEFFINS**



## Camps End

Castle Camps,  
CB21 4TR

- Substantial detached home
- Idyllic rural location
- Stunning views
- Approx. 1 acre plot
- Detached garden studio
- No upward chain

A substantial detached home situated in an idyllic rural location with stunning views over adjoining countryside. The property offers well proportioned and characterful accommodation, together with just over an acre of mature grounds.

5 2 4

**Guide Price £975,000**







## LOCATION

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a farm shop, public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.



## GROUND FLOOR

### ENTRANCE PORCH

Entrance door and glazed door to:

### HALLWAY

Window to the front aspect and doors to adjoining rooms.

### INNER HALLWAY

Doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the rear aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, stainless steel sink and space and plumbing for dishwasher. Window to the side aspect and opening to:

### REAR HALLWAY

Fitted with eye level units and space for fridge freezer. Window and stable door to the rear aspect. Door to:

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer. Window to the rear aspect.

### SNUG

Windows to the front and rear aspects and staircase rising to the first floor.

### DINING ROOM

Feature cast iron fireplace and window to the rear aspect.

### OFFICE

Windows to the rear and side aspects.

### SITTING ROOM

Window to the side aspect and glazed sliding doors opening to the rear garden. Feature mahogany fireplace with wood burning stove. Door to:

### CONSERVATORY

Windows and glazed door providing views and access to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Windows to both side aspects and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and window to the side aspect.

### BATHROOM

Comprising shower enclosure, pedestal wash basin, low level WC, panelled bath and obscure glazed window to the side aspect.

### BEDROOM 2

Windows to the front and rear aspects and fitted wardrobe.

### BEDROOM 3

Window to the front aspect.

### BEDROOM 4

Windows to the front and rear aspects. Staircase returning to the ground floor and door to:

### BEDROOM 5

Window to the side aspect and wash basin with vanity unit beneath.

### OUTSIDE

There is a gravelled driveway providing off-street parking for several vehicles with an attractive flint wall bordering. The garden is predominantly laid to lawn with a large paved terrace for al fresco entertaining and a number of mature trees.

### OUTBUILDING/OFFICE

Two pairs of sliding doors, windows to the rear aspect and power and lighting connected. Door to a further room with sliding doors to the front and windows to the rear.

### AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

### VIEWINGS

By appointment through the Agents.






















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>	60		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £975,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire





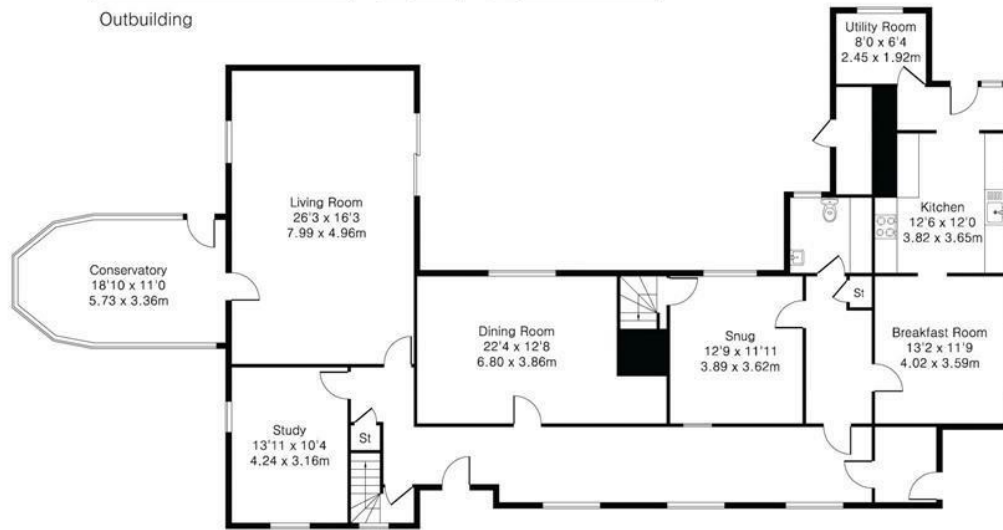




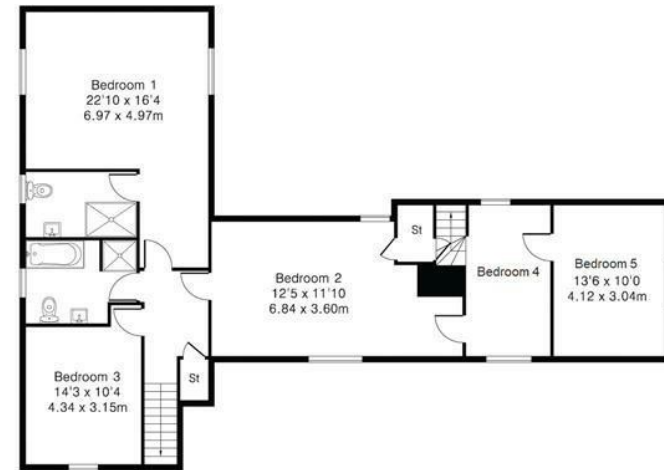


Outbuilding

Approximate Gross Internal Area 4199 sq ft – 391 sq m  
 Ground Floor Area 2203 sq ft – 205 sq m  
 First Floor Area 1169 sq ft – 109 sq m  
 Outbuilding Area 827 sq ft – 77 sq m



Ground Floor



First Floor





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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.