



Camps End, Castle Camps, CB21 4TR

**CHEFFINS**



## Camps End

Castle Camps,  
CB21 4TR

- Grade II Listed
- Wealth of character features
- Four reception rooms
- Idyllic rural setting
- Mature 3 acre plot
- Driveway and triple garage
- Annexe and swimming pool

A handsome Grade II Listed residence situated in an idyllic rural location with stunning views over adjoining countryside. The property offers a wealth of period charm, together with stunning grounds extending to 3 acres, triple garage, annexe and swimming pool.

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**Guide Price £1,275,000**







## LOCATION

Camps End is a small hamlet on the outskirts of the village of Castle Camps. 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.



## FRONT ENTRANCE DOOR

## DINING ROOM

window to the front aspect, Inglenook fireplace and doors to adjoining rooms.

## KITCHEN

with base level units, butler sink, Aga, space and plumbing for a dishwasher, fitted pantry cupboard, window to the front and side aspect, understairs storage cupboard. Doorway leading into:

## SIDE ENTRANCE HALL

with external stable door to the side elevation, door into:

## UTILITY ROOM

with base and eye level units, butler sink, space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer and window to the side aspect.

## DOWNSTAIRS WC

with ceramic wash hand basin, w.c.

## SUN ROOM

with glazed windows to the rear and side elevations, French doors out to the rear and glazed door to the side. Doors to adjoining rooms.

## STUDY

with glazed windows to the front and rear aspects, feature cast iron fireplace, fitted storage cupboard.

## LIVING ROOM

with glazed windows to the side and rear aspects, French doors to the side, feature fireplace with woodburning stove.

## ON THE FIRST FLOOR

## LANDING

with doors to adjoining rooms, glazed window to the side aspect.

## BEDROOM 1

with dressing area, opening into Bedroom with fitted wardrobes, vanity unit with drawers and dressing table, glazed windows to the side and rear aspects, leading into:

## ENSUITE

with pedestal wash hand basin, low level w.c., freestanding rolltop bath with shower unit, glazed window to the side aspect.

## BEDROOM 2

with glazed windows to the front and rear aspects, feature hand painted restored Tudor pattern on the wall.

## BEDROOM 3

with glazed windows to the front and rear aspects, feature cast iron fireplace, fitted storage cupboard.

## BATHROOM

with pedestal wash hand basin, low level w.c., rolltop bath with shower attachment, glazed window to the front aspect.

## BEDROOM 4

with glazed window to the side aspect, fitted wardrobe and doorway leading into:

## BEDROOM 5

with glazed window to the front aspect.

## OUTSIDE

The property is accessed via a timber 5-bar gate, gravelled driveway providing off-street parking for several vehicles leading up to the triple bay GARAGE with set of timber doors, power and lighting and an adjoining annexe.

Adjacent to the utility room is a boiler room housing the oil fired boiler and a water softener.

## ANNEXE

Comprising:

## ENTRANCE HALL

with doorway to:

## BATHROOM

pedestal wash hand basin, low level w.c., panelled bath and over shower, window to the rear aspect.

## STAIRS RISING UP INTO:

## OPEN PLAN ACCOMMODATION

which is a vaulted space with exposed timbers, windows to both side elevations and fitted storage cupboards.

## DETACHED SWIMMING POOL COMPLEX

with glazed windows to the front and rear aspects, glazed sliding doors to the side elevation. The flooring is paved around the swimming pool, steps and handrail leading down into the pool.

## GARDENS

The gardens extend to approximately 3 acres. 2 acres to the rear of the property which are beautifully landscaped with established planting and attractive box hedging, stunning views over the adjoining countryside and a paved terrace area for alfresco entertaining. Further acre across the lane which is left to a wild meadow.

## 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.























Guide Price £1,275,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - South Cambridgeshire







Approximate Gross Internal Area 4979 sq ft – 463 sq m  
 Ground Floor Area 1877 sq ft – 174 sq m  
 First Floor Area 1438 sq ft – 134 sq m  
 Ground Floor Outbuilding 1 Area 167 sq ft – 16 sq m  
 First Floor Outbuilding 1 Area 516 sq ft – 48 sq m  
 Outbuilding 2 Area 981 sq ft – 91 sq m  
 Garage Area 344 sq ft – 32 sq m







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