



Bush & Co.



# 6 West Wickham Road, Balsham, Cambridgeshire, CB21 4DZ

Offers Around £350,000 Freehold



Energy Rating Band C

Beautifully presented and charming period semi detached cottage, dating circa 1800, with three bedrooms, an en suite shower room, two reception rooms and a south facing rear garden. The property benefits from electric solar panels, air source heat pump and is situated close to the centre of this popular village.

The timber panelled front door opens to an entrance lobby with a double glazed door leading to the dining room boasting a fireplace with brick surround and tiled hearth, window to front elevation and storage cupboard. The inner hall provides access to the sitting room with a large inglenook fireplace fitted with a wood burner and dual aspect windows overlooking the front and rear elevation, kitchen and stairs rising to the first floor. The kitchen/breakfast room comprises a one and a half bowl sink unit with cupboards below in addition to a range of wall and base mounted storage units, electric hob, double oven, plumbing for washing machine and dishwasher, window overlooking rear garden, tiled surrounds and fridge space. Off the rear lobby is a shower room and conservatory with tiled flooring and French doors opening to the rear garden.

The spacious first floor landing has a window overlooking the rear garden. There are two double bedrooms overlooking the front elevation, one enjoying a en suite shower room. The third bedroom overlooks the rear garden with a built in airing cupboard housing hot water tank.

Outside to the rear of the property is a attractive enclosed south facing garden surrounded by brick walls and timber fencing with a paved terrace, Astroturf, timber shed and air source heat pump. There is pedestrian rear access.

What the owner says:

"We were drawn by the attraction of this unique property and wanted a different home to the estate house which we had previously. We looked at a number of houses in Balsham, but this one had the immediate draw of the inglenook fireplace and the fact that it needed quite a bit of upgrading work, but we viewed this as an opportunity to create our mark on it. We were immediately captivated by the distinctive feature of the wonderful fireplace which has given us years of pleasure, not just to look at, but serving as a beacon of warmth and comfort during the colder seasons. We were fascinated by the historic architectural changes to the building as it was originally two smaller cottages converted into one larger house.

Reflecting on our time spent in our home, the lounge has become our favoured retreat. It's a space where cherished moments are woven into the fabric of daily life. The lounge bears witness to the evolution of the house into a cozy sanctuary, offering respite and connection amidst its historic charm.

Over the years, we have meticulously crafted our home, both inside and out, to suit our needs and preferences. Major renovations included completely revamping the bathroom, adding a garden room and an en-suite shower room by building from the bedroom next door. We also implemented environmentally conscious solutions such as solar water heating and solar panels. The transition from oil heating to an air-source heat pump further exemplified our commitment to sustainability and efficiency. It's proven to be a great asset and has been very economical to run."

Footprint:

The house comprises of a welcoming entrance lobby, a generous lounge with feature inglenook fireplace, dining room, large kitchen, family bathroom and bright garden room whilst upstairs has two double bedrooms, one with an en-suite shower room, and a single bedroom.

Outdoor Oasis:

The south-facing orientation of the house bathes the garden room and kitchen in sunlight, creating a tranquil haven for relaxation and rejuvenation. Semi-circular paving outside compliments the serene garden room, perfect for outdoor gatherings, set against a backdrop of an old brick wall which adds distinctive character and charm to the space. Surrounded by privacy and serenity, the garden provides a sanctuary for quiet reflection and leisurely pursuits.

Community and Amenities:

Balsham boasts a vibrant community spirit, offering a plethora of activities and amenities to enrich daily life, such as meet-up walking groups, quizzes, foreign language lessons, cricket, rugby, football, and a keep fit area in the recreation grounds. The Good Neighbours Scheme has proven to be very successful, which adds to the charm of the village. From knitting groups at the local pub to summer feasts and festive gatherings during Christmas, the village exudes warmth and camaraderie. With an excellent junior school, two pubs, a coffee shop and a post office with convenient access to Cambridge and Haverhill, Balsham provides the perfect blend of rural charm and modern convenience.

Residents of Balsham also enjoy access to essential amenities such as shops, schools, and healthcare facilities, making it a convenient place to call home.

Overall, living in Balsham offers a perfect blend of rural tranquility and community, making it an appealing choice for those seeking a peaceful and fulfilling lifestyle in the English countryside.



## Exceptional service in Cambridge and the surrounding villages

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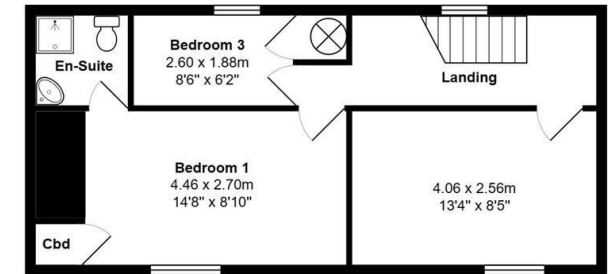
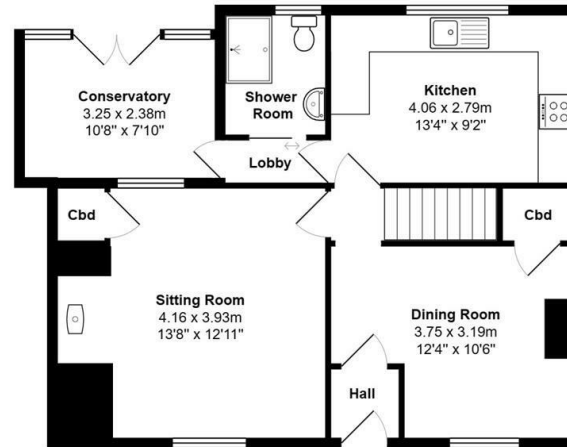
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6, West Wickham Road, Balsham, CB21 4DZ



Total Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

### Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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