



Home Cottage, 34 West Wickham Road, Balsham, Cambridge, CB21 4DZ
Guide Price £430,000 Freehold



rah.co.uk
01223 800860

A DETACHED 18TH CENTURY PERIOD COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM, ENJOYING A TRANQUIL, TRAFFIC-FREE POSITION WITH DELIGHTFUL GARDENS AND JUST A SHORT WALK FROM THE VILLAGE CENTRE.

- An individual, detached period cottage
- 3 bedrooms including ground floor bedroom with ensuite bathroom
- Refitted kitchen / breakfast room plus utility area
- 2 reception rooms with feature fireplaces
- Many original features including exposed timbers and inglenook fireplace
- Off-road parking, double garage and enclosed garden
- Chain-free

The property occupies a peaceful, tucked-away position with vehicular access via a no-through lane plus separate pedestrian access to the side of No. 36. The property is within a short striking distance of the village amenities, which include a post office, deli / coffee shop, primary school and public houses. The current owner has transformed the property with a programme of sympathetic refurbishment, most notably refitting the kitchen, two bathrooms, rewiring, replumbing and greatly improving the insulation throughout, yet taking great care to preserve all the character and charm associated with the original integrity of the building.

The accommodation comprises an entrance lobby to an L-shaped kitchen / breakfast room refitted with attractive solid oak cabinetry, quartz work surfaces with splashbacks and breakfast bar, electric cooker with extractor hood over. Just off the utility area where there is space for the usual white goods, is a walk-in cupboard that houses the oil-fired central heating boiler. There are two generous reception rooms, both with exposed timber beams and inglenook fireplaces. Off the rear lobby, is an office / bedroom 3 with a Jack and Jill bathroom, ideal for those with mobility issues.

Upstairs, there are two double bedrooms both with adjacent shower rooms and accessed via separate staircases at opposite ends of the cottage.

Outside, there is vehicular access via a no-through road / track, which leads to double gates with off-road parking for several vehicles beyond plus a double garage with an electric up-and-over door, power and light connected. The rear garden enjoys excellent levels of privacy and seclusion and is laid mainly to lawn with well-stocked flower and shrub borders and beds with a selection of trees and bushes, a generous paved patio and all enclosed by fencing, which overlook allotments to the rear.

Location

Balsham is a select village lying amidst undulating countryside just 10 miles south-east of Cambridge. As well as the equestrian town of Newmarket, the market town of Saffron Walden and Linton being a few miles distant, Balsham offers excellent local facilities including a primary school, The Old Butcher's Coffee Shop, Post Office, two public houses and a recreation ground. There are good road links with the A11, M11 and the A14 as well commuter links to London with the mainline station at nearby Whittlesford.

Tenure

Freehold

Services

All mains services connected apart from gas. There is oil-fired central heating and hot water.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

Fixtures and Fittings

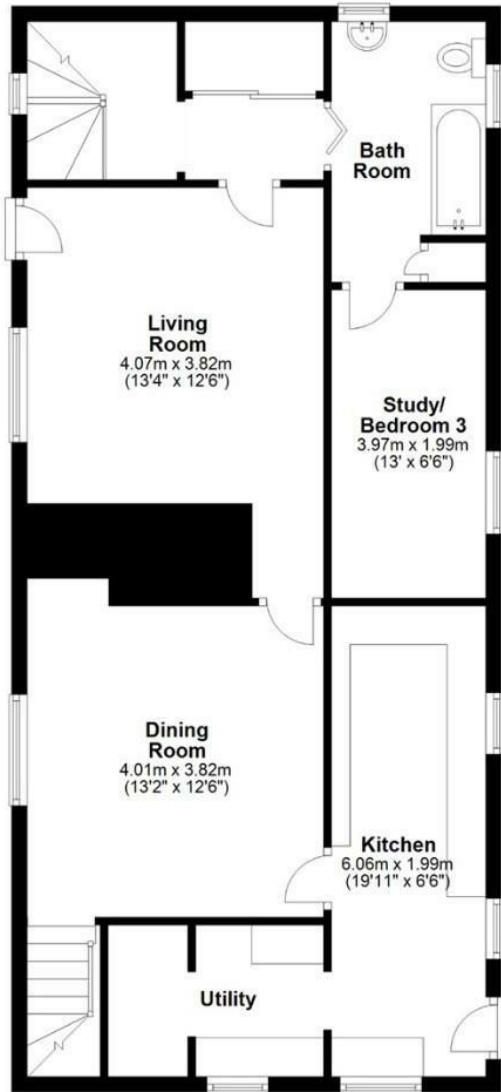
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

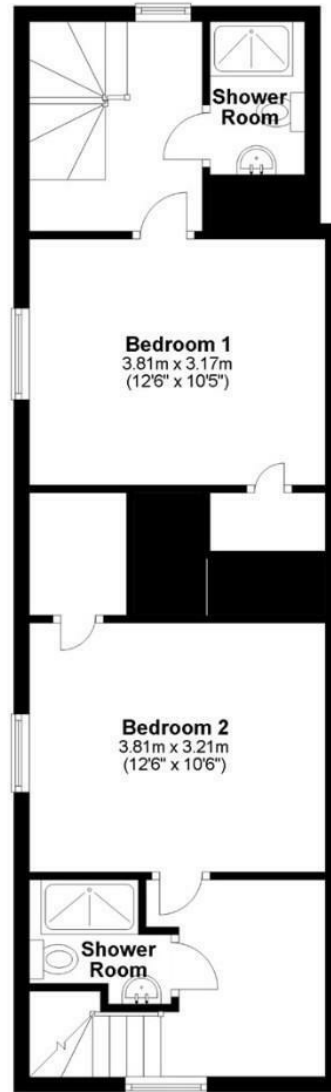
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



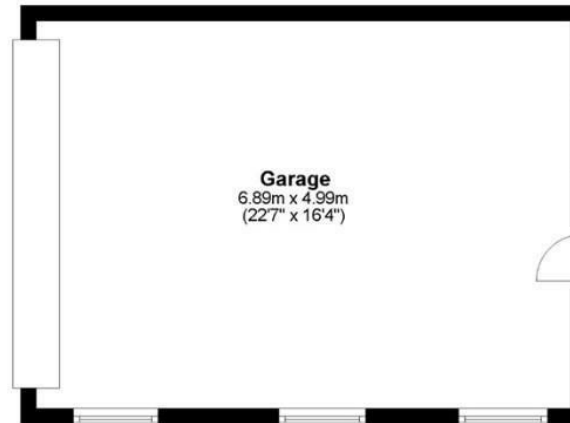
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area
131 sqm (1400 sqft)
Excluding Garage

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

73

54

