



LOUISE BUCKLE

exp<sup>®</sup> UK

@louise.buckle@exp.uk.com

louisebuckle.exp.uk.com

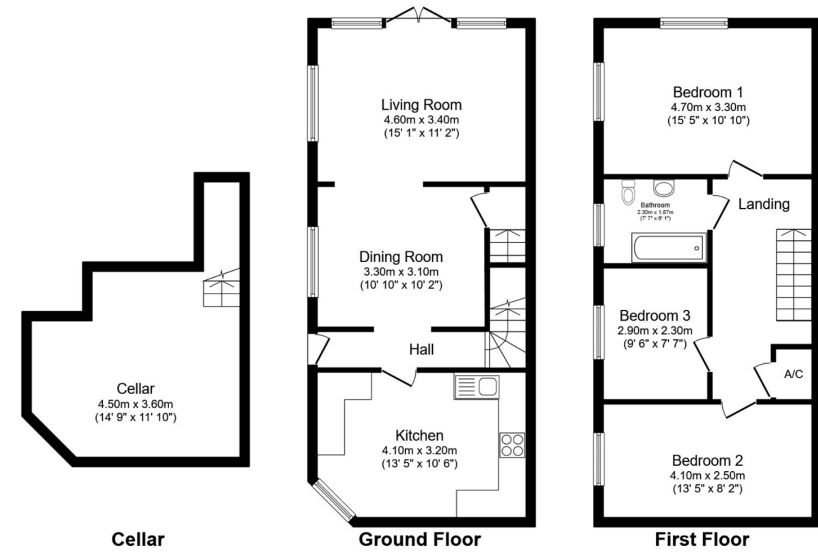
07732 775 737



# High Street, Burwell. Cambs, CB25 0EY

Offers In Region Of £365,000

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Originally part of the White Horse Public House, this property has been a hotel, bowls club and ballroom. Originally built in 1760 it closed in 1975 and became a private residence.

The property with its era has high ceilings, characterful features, and generous proportions. Good size windows keep the rooms light and airy. Great space for a family home or investment buy.

Entrance into the hallway leads through to the kitchen on your right with a full range of both wall and floor mounted cabinetry. The boiler is also located here. Wooden worktops adorn the classic style kitchen. Flooring is original wooden floorboards.

Through to the other side of the hallway is the sitting/dining room. Again generous in proportion with dual aspect windows to the side and french doors onto the garden.

From the dining room is an entrance to the cellar which has been restored in keeping with the property and provides a very versatile space to use as another living space, bedroom, office or for storage.

Rising to the first floor there are two large double bedrooms, bedroom one has dual aspect windows. A further single bedroom or office space is situated between, and has hatch to good sized, part boarded loft space. In addition there is a landing storage cupboard.

The family bathroom is also situated on the first floor and is decorated in a traditional design with painted wooden panelling, white sanitaryware and bath, with Karndean wood floor effect. All in complimentary subtle tones.

Externally the garden is fully enclosed walled and low maintenance. South west facing, so benefits from sunshine throughout the day into the evening, perfect for alfresco dining.

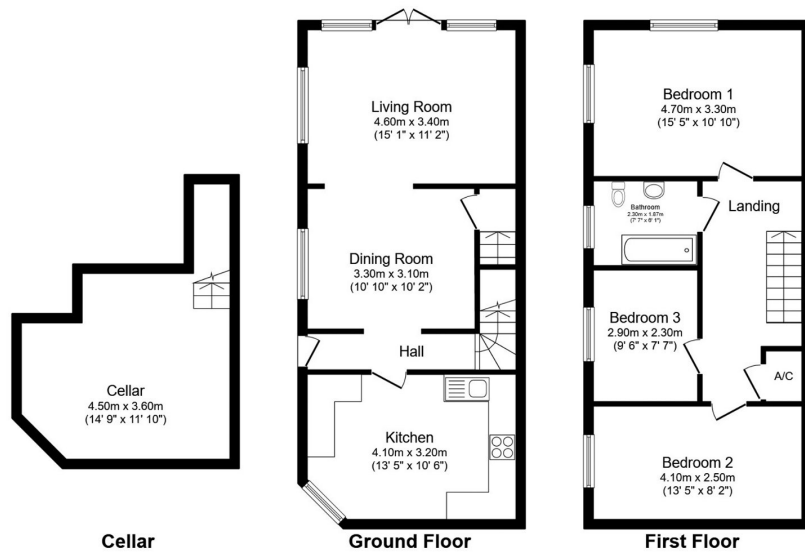
There is also dedicated parking for at least two cars.

EPC Rating E

Council Tax Band C

Please quote LP0445 when requesting a viewing





- Semi Detached Character Property
- Cellar/Office
- SW Facing Courtyard Garden
- NOT a listed building
- No Onward Chain
- Generous Proportions 1264sq ft
- 3/4 Bedrooms
- Dedicated Parking
- Central Village Location
- Quote Reference LB0445



### Energy performance certificate (EPC)

E. Wild Acres High Street Chalfonts CB35 0EY	Energy rating <b>E</b>	Valid until: 7 April 2025 Certificate number: 0288-5065-7204-4836-8960
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Property type	Semi-detached house
Total floor area	112 square metres

#### Notes on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-epc-lets) (<https://www.gov.uk/guidance/domestic-epc-lets>) and [guidance on the minimum energy efficiency standard for landlords](https://www.gov.uk/guidance/domestic-epc-lets) (<https://www.gov.uk/guidance/domestic-epc-lets>).

#### Energy rating and score

The property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)