



EH

EXQUISITE
HOME



PERIOD HOME IN A VILLAGE LOCATION

Looking out over the village green in the southeast Cambridgeshire village of Horseheath is this handsome family home built in the last decade of the nineteenth century. The present owners bought it twenty two years ago and have upgraded and renovated, extending it with a new dining room and utility room fifteen years ago. There is generous off street parking at the front for up to six cars. The large windows to either side of the front door are a reminder that this lovely property was once the village Post Office. Light streams through them into the versatile and spacious interior. The door opens directly into a large space which was the former shop and Post Office. Brick floored and filled with natural light, this would make a wonderful playroom or home office. Opening off it is a useful store room with outside door which could be used as the main entrance. Next door is the study with a window looking out over the village green and next to that, the cosy snug. The triple aspect sitting room has a stone fireplace with wood burner as its focal point and a pair of doors opening out on to the back garden. Generous and welcoming, it is the perfect family room with more than enough space for activities, entertaining and relaxing. Leading off the snug is the hallway and staircase to the first floor. There is a useful downstairs cloakroom, ideal for guests. To the side of the hallway is the conservatory, sunny and inviting and exactly the right place for a sociable coffee with a friend or for a quiet read. The kitchen has solid wooden cabinets, ceramic Belfast sink and a five gas hob Rangemaster with electric oven. It leads directly into the charming dual aspect dining room with its wooden floor, wooden ceiling beams and stable door into the garden. Completing the ground floor accommodation is the utility room with its butler sink and plumbing for a washing machine and tumble dryer with direct access to the garden. Plus, a second cloakroom, ideal for a quick handwash or comfort break during a long day of gardening.

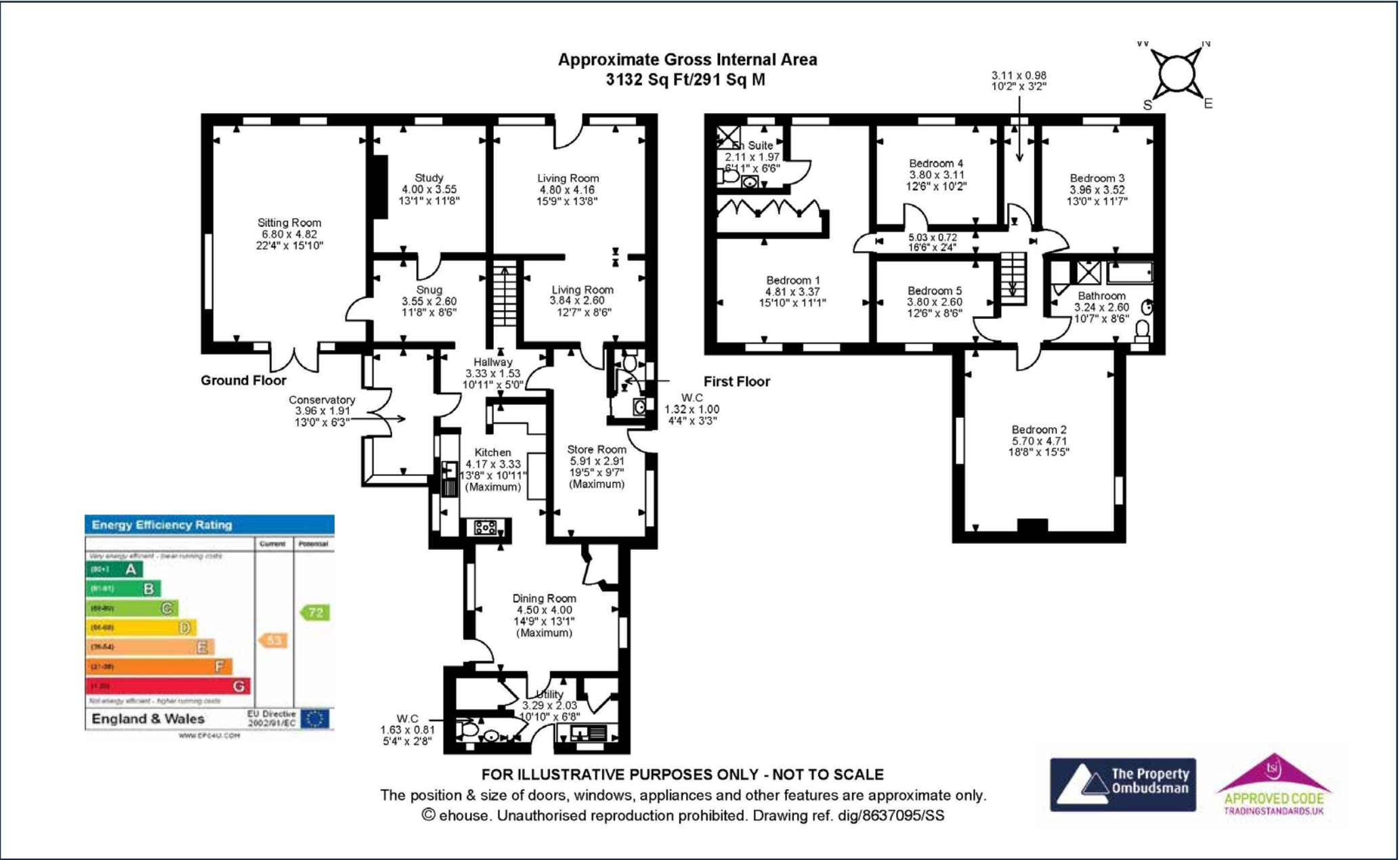
SPACIOUS FIRST FLOOR

The staircase rises to the first floor landing from which radiate the five bedrooms and family bathroom. The dual aspect principal bedroom benefits from built in wardrobes, dressing room area and a smart en suite shower room. The second bedroom is particularly generous in size, dual aspect and enjoys lovely views out over the back garden. The third and fourth bedrooms are good sized doubles while the fifth bedroom is a little smaller and would make the ideal nursery, child's bedroom, play room or hobby room. The four piece family bathroom has a bath, shower and some storage.

The back garden is mainly laid to lawn with some paved areas, ideal for sitting, having a drink or enjoying a barbecue with friends and family. There are two sheds and plenty of mature planting giving texture and interest. Enjoying a delightful village location, with off street parking and a sheltered private garden as well as exceptionally generous and versatile accommodation, this period home is simply full of potential.

The village is located at the very southeastern tip of Cambridgeshire, close to the borders with both Suffolk and Essex. Surrounded by the beautiful pastoral countryside so typical of this part of the county, it is three and a half miles from Haverhill, ten miles from Saffron Walden and thirteen miles from Cambridge. The bustling village of Linton is just six miles away, with its shop and zoo. Horseheath has a beautiful village green, a pub, an active village hall and a six hundred year old Grade 1 listed parish church. There are several primary schools in neighbouring villages and high schools in nearby Linton and Haverhill, making this the ideal location for families. Transport links are good with the A1307 linking the village to Haverhill and Cambridge, the A11 and M11 relatively close by and regular fast trains running into London Liverpool Street from Cambridge and Audley End, thus perfect for those who need to travel to work.





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