

EH

EXQUISITE
HOME





ATTRACTIVE AND SPACIOUS LIVING ON ONE LEVEL

Near the centre of the village is this handsome detached bungalow built in the nineteenth sixties and owned by one family for twenty nine years. They added the spacious conservatory twenty five years ago, adding to the very generous interior space of this particularly well planned out home. A brick wall, pillars and a five bar gate mark its position on the street and a long drive leads to the abundant off street parking. Attractive planting makes this an inviting frontage. The front door has a pretty coloured glass inset and two glass panels to either side, allowing natural light to flood into the welcoming entrance hallway. To the left is the large sitting room with a brick fireplace with oak bressumer beam forming a lovely focal point. The multi fuel log burner makes it cosy in winter time and this is the perfect family space for all activities. Sunlight streams through the two large windows and more light comes in through the conservatory which is next door, enjoying delightful views of the garden.

The dining room is separated from the sitting room by a pair of double doors which gives flexibility of use. When entertaining, or at Christmas and New Year, the doors can be left open, making this an open plan space. However, the room can easily be shut off if desired. The kitchen/breakfast room next door is a good size and benefits from a pantry with shelving, double integrated electric oven and electric hob. Next door is a utility room with a second sink and plumbing for a washing machine and tumble dryer, as well as a useful cloakroom. This side of the house also benefits from the double integrated garage, with a door opening out of the utility room. Presently used for storage, if desired, and with the correct planning permission in place, it may be possible to extend out and convert this entire area into a large open plan living/dining room and kitchen.

To the right of the house is the bedroom accommodation, all completely accessible. The large principal bedroom benefits from an en suite shower room with plenty of storage. There are three further bedrooms, one of which has been used as a study, ideal for anyone who has to work from home. The three piece family bathroom has a bath with shower over. There is access to an enormous loft which has been fully insulated and partly boarded out. Currently used for storage, with the correct planning permission in place, this could be converted into a first floor.

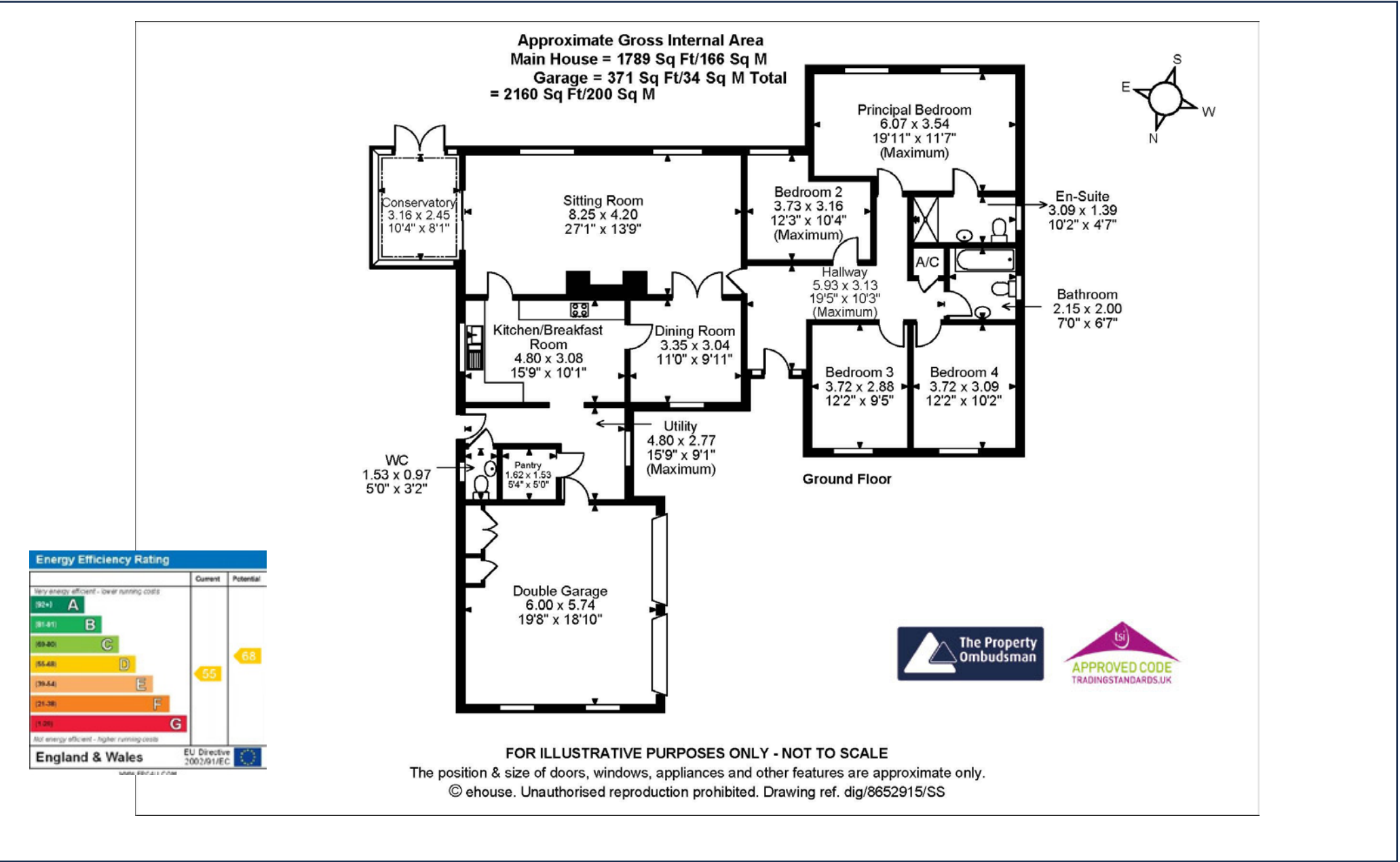
PRETTY MATURE GARDEN

The south facing garden has been the work of many years and it shows. It is mainly laid to lawn with a substantial paved area around two sides, ideal for al fresco dining, family barbecues and drinks with friends. There are several mature trees, blue flag irises, well established rose bushes, shrubs and perennials, plus a garden shed and a lovely pond with very attractive planting around it. Beautiful, bosky and serene, it is the perfect garden for this handsome and well laid out family home.

A WELL CONNECTED VILLAGE

Horseheath, sitting close to the Cambridgeshire borders with Suffolk and Essex is located in a particularly beautiful swathe of English countryside. It is three and a half miles from Haverhill, ten miles from Saffron Walden and thirteen miles from Cambridge. It has a 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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