



The Old Cottage
Castle Camps, Cambridgeshire

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The Old Cottage, Park Lane, Castle Camps, Cambridge, Cambridgeshire CB21 4SR

Castle Camps is a popular South Cambridgeshire village which has excellent facilities including a public house, village hall, recreation ground and well regarded primary school. The University City of Cambridge and it's many amenities can be located approx. 16 miles to the north west, the popular market town of Clare can be located 11 miles and Haverhill can be located 4 Miles to North East. For Commuters, The M11 can be located with relative ease via Duxford to the west whilst the mainline station of Audley End is 11 miles to the South West.

Originally an 18th Century detached cottage the property has undergone an extensive renovation and expansion programme and now offers a clever blend of original period character and stylish contemporary living, highlighted by a stunning kitchen/family room leading through to a delightful orangery. The property further benefits from off road parking for several vehicles, a detached double garage with a studio/games room above and has the potential to be converted into annexe accommodation, subject to the necessary consents. To the rear of the property are spacious gardens with countryside views.

A generously proportioned detached house offering a clever blend of period features and modern living.

Entrance into:

ENTRANCE LOBBY With tiled flooring and leading through to the:

RECEPTION HALL With tiled flooring, exposed beams, stairs to first floor with cupboard beneath, double sided wood burning stove set upon a brick tiled hearth with bressumer over. Door to outside.

SITTING ROOM Forming part of the original cottage with a fitted media centre and double aspect windows.

KITCHEN/FAMILY ROOM A delightful open plan room forming the hub of the home with a bespoke handmade kitchen offering a range of wall and base units and central island set under Sile stone worktop with a stainless steel double sink inset. Integrated appliances include a large fridge and freezer, dishwasher, steam oven, wine fridge and a standalone electric AGA. The room opens through to the **family room** with the wood burning stove set upon a brick hearth and French doors opening through to the:

ORANGERY A wonderful addition offering a light reception room with an overhead roof lantern and windows and French doors facing the south west gardens.

UTILITY Fitted with a further range of base units under Sile stone worktop with a stainless steel sink inset. Space and plumbing for a washing machine, tumble dryer and a range of fitted storage cupboards.

First Floor

LANDING With storage cupboard, exposed brick chimney and beams and access to loft space.

BEDROOM 1 Cleverly fitted a range of wardrobes and storage, window to the rear aspect and **En-Suite** comprising a WC, wash basin, shower cubicle and a heated towel rail.

DRESSING ROOM/STUDY A bright room with three airing cupboards and window to the side.

BEDROOM 2 A double room with window to the front aspect.

BEDROOM 3 A bright double room with fitted wardrobes and storage.

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BEDROOM 4 Another double room with fitted wardrobes and window to the rear.

FAMILY BATHROOM Fitted with a WC, vanity sink unit, bath with shower over and heated towel rail.

Outside

The property is approached via a gravel driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with electric doors, light and power connected and a **STUDIO/GAMES ROOM** above which is ideal for conversion into a guest room/home office or annexe accommodation subject to the necessary consents. The front garden features a range of bedded areas and mature trees set behind a high privet hedge to the front boundary. Side access to either side of the property leads to the predominantly lawned rear gardens with bedded and hedge borders with mature trees interspersed and a large alfresco dining terrace which sits adjacent to the orangery. Particular attention should be drawn to the stunning views over open countryside and the village church.

EPC RATING: D.

SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY South Cambridgeshire District Council. South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA.

COUNCIL TAX BAND: D. £2,269.18 per annum for the period 2024/25.

TENURE: Freehold.

CONSTRUCTION TYPE: Part timber frame, part extension.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Three, O2 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

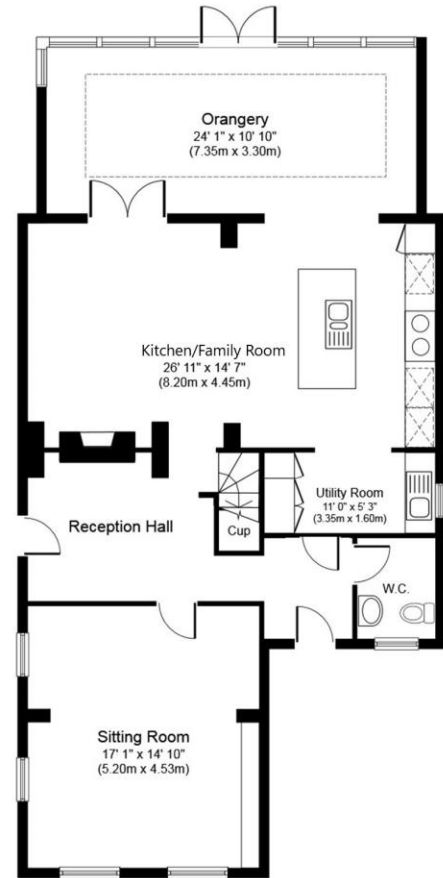
FLOOD RISK: None known.

COALFIELD OR MINING AREA: N/A.

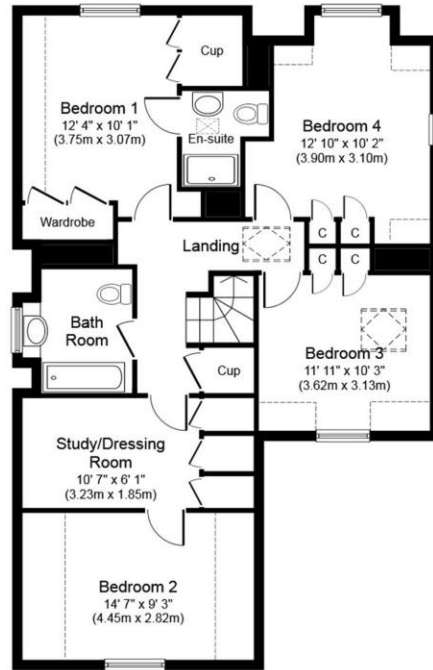
ACCESSABILITY ADAPTIONS: None known.

VIEWING Strictly by prior appointment only through DAVID BURR.

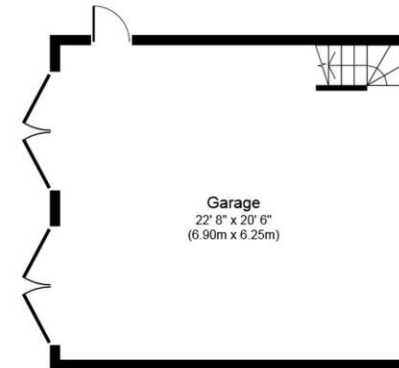
AGENTS NOTE Solar panels providing income of approximately £650 - £700 per annum. Tariff for life. Photos used are from a previous listing in 2018.



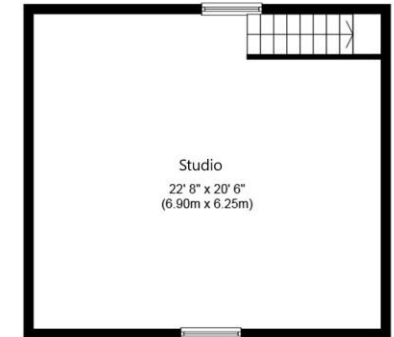
Ground Floor
Approximate Floor Area
1,216 sq. ft.
(113.0 sq. m.)



First Floor
Approximate Floor Area
926 sq. ft.
(86.0 sq. m.)



Garage
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)



Studio
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



