



Drysdale
Horseheath, Cambridge

DAVID
BURR

Drysdale, High Street, Horseheath, Cambridge CB21 4QR

Horseheath is a popular smaller South Cambridgeshire village. The village is home to a highly regarded public house with accommodation, a post office / general store and Parish Church. Further facilities are available in the larger village of Linton (3 miles) and market town of Haverhill (3 miles). There are excellent road links and regular public buses to Haverhill and Cambridge (10 miles). London Stansted Airport is 25 miles away and there is a mainline rail station in Cambridge.

A spacious circa. 2,016 sq.ft four bedroom detached house in need of cosmetic renovation situated in an idyllic quiet tucked away location within the high street of this popular South Cambridgeshire village. The property enjoys grounds in all about 1.15 of an acre and is centrally situated within its grounds, providing scope for further extension, subject to the necessary planning consents.

A spacious circa. 2,016 sq.ft four bedroom detached house in need of cosmetic renovation situated in an quiet tucked away location within this popular South Cambridgeshire village.

Entrance into:

KITCHEN: A generous kitchen with Aga cooker, outlook to the front, door leading to the **Garage** and doors through to:

THE INNER HALL: With staircase the first floor with recessed storage beneath and doors through to:

DINING ROOM: A spacious reception room with French doors leading outside. Door to:

BEDROOM 4: A double bedroom with outlook to the rear.

BATHROOM: With panel bath with shower attachment over, WC, pedestal sink unit. Extensively tiled walls and flooring.

UTILITY ROOM: With door to the front, further storage space with sink inset and room for appliances.

SITTING ROOM: A light and generous dual aspect reception room with sliding doors to the front, French doors to the side and outlook across the garden. Door leading through to:

BEDROOM 3: A generous double bedroom with outlook to the rear, large storage cupboard and mirrored doors, leading to the:

EN-SUITE: With panel bath, WC, pedestal sink unit and extensively tiled walls and flooring. Outlook to the side.

First Floor

LANDING: A spacious landing with plenty of space for a study area to be created, large eaves storage cupboards, outlook to the front and rear. Rooms off:

BEDROOM 1: A spacious dual aspect double bedroom with eaves storage.

BEDROOM 2: A triple aspect double bedroom with eaves storage.

Outside

The property is approached via a driveway opening into the property with an extensive gravelled area for parking and turning for multiple vehicles, in turn leading to the **INTEGRAL GARAGE** with light and power connected. The gardens are a real asset to the property, enjoying in all about 1.15 of an acre of secluded and private gardens encompassing the property on all sides.

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SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Signal is limited but may be likely with 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/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None known.

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

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

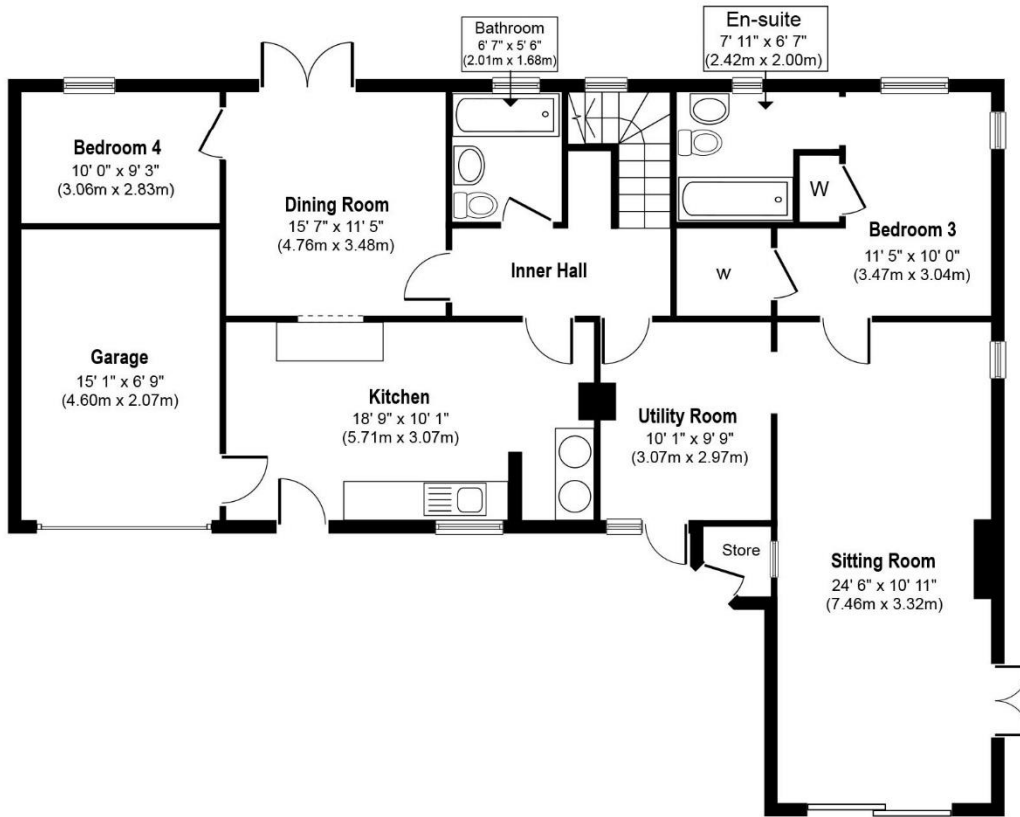
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

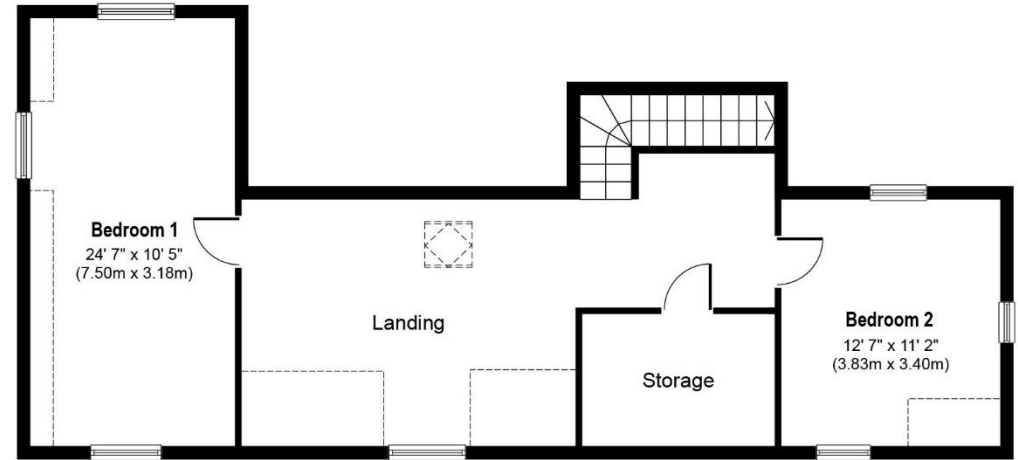
ACCESSABILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,246 sq. ft.
(115.8 sq. m.)



First Floor
Approximate Floor Area
770 sq. ft.
(71.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

