



**2 Limberhurst Court
Horseheath, Cambridge**

**DAVID
BURR**



2 Limberhurst, Haverhill Road, Horseheath, Cambridge CB21 4RG

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 stylish and substantial five bedroom detached family home having been recently constructed and finished to the highest of standards. The property is situated within the gated grounds of Limberhurst Farm which is located on the outskirts of Horseheath village. The property was built in 2018 by the current owners and provides a superb layout which is ideally suited for modern-day family living. In all about 1.5 acres.

A stylish and substantial five bedroom detached family home that has been recently constructed to the highest of standards, ideally suited for modern-day living.

Entrance into:

HALLWAY: A light and spacious hallway with stairs leading to the first floor. Doors lead through to:

SITTING ROOM: A spacious and welcoming light and airy reception room of double aspect, with feature wood burner and views to the front and rear. A door leads through to the:

KITCHEN/DINING ROOM: A stunning and welcoming space with part-vaulted ceiling and Velux windows and further comprising a range of stylish and modern floor and base units under quartz worktops with undermounted composite sink with spray tap. Integrated appliances include NEFF double ovens with extractor fan over, NEFF electric five ring hob, built-in dishwasher and space for an American style fridge/freezer. A central preparation area provides further storage with quartz and granite worktop with integrated sink and spray tap. Bi-fold doors lead out to the terrace, with views to the front, side and rear, overlooking the pond.

UTILITY ROOM: Comprising wall and base units under quartz worktops. Housing for the boiler. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. Door to rear.

CLOAKROOM: With WC, corner shower unit and wash hand basin.

KITCHEN/LIVING ROOM 2: A further kitchen/living room of triple aspect. The kitchen comprises a range of wall and base units under ** worktop, a two NEFF ovens and NEFF top with stainless steel sink inset and a central preparation island. Space and plumbing for a dishwasher and washing machine/tumble dryer. With French doors leading out to the rear. A door leads to:

INNER HALLWAY: With doors off. Leading to:

BEDROOM 3: With built-in storage and views to the rear and **En-Suite** with corner shower unit, WC and wash basin.

FAMILY BATHROOM: With bath, WC and wash basin.

BEDROOM 4: A single room with built-in storage and views to the side aspect.

BEDROOM 5: With built-in storage and views to the side.

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First Floor

GALLERIED LANDING: Providing plenty of eaves storage, through to:

MASTER BEDROOM: A lovely light room with eaves storage and views out to the front of the property. **En-Suite** Comprising WC, wash basin and walk-in shower.

BEDROOM 2: A bright and airy room with aspect to the front. **En-Suite** with roll-top bath, WC and wash basin.

Outside

The property is accessed via Limberhurst Farm's driveway and nestled within its own generous plot of 1.5 acres or thereabouts. The house is set back from the road with a gravel driveway providing ample off-road parking as well as access to a **DOUBLE GARAGE** with light and power connected and plenty of storage to eaves. Enclosed wrap around gardens provide a superb space for both entertaining as well as day-to-day requirements of outdoor family living. The garden is mainly laid to lawn with a selection of trees, shrubs, bushes and a natural pond.

SERVICES: Main water & Electricity. Klargest Private Drainage. Oil-fired heating to radiators. Underfloor heating to the ground floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B. 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. Telephone: 01954 713000.

COUNCIL TAX BAND: G. £3,839.93 per annum.

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 8 mbps download, up to 1 mbps upload. **Phone Signal:** Yes. Provider: Signal is limited.

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.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None. **AGENT'S NOTE:** The property could easily be reconfigured to form a self-contained annexe.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

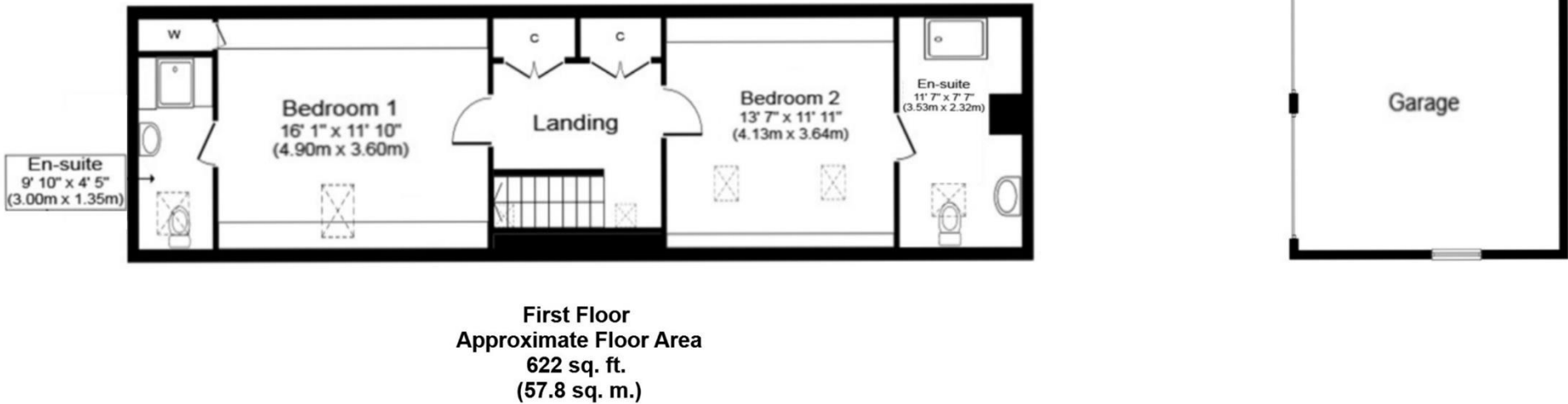
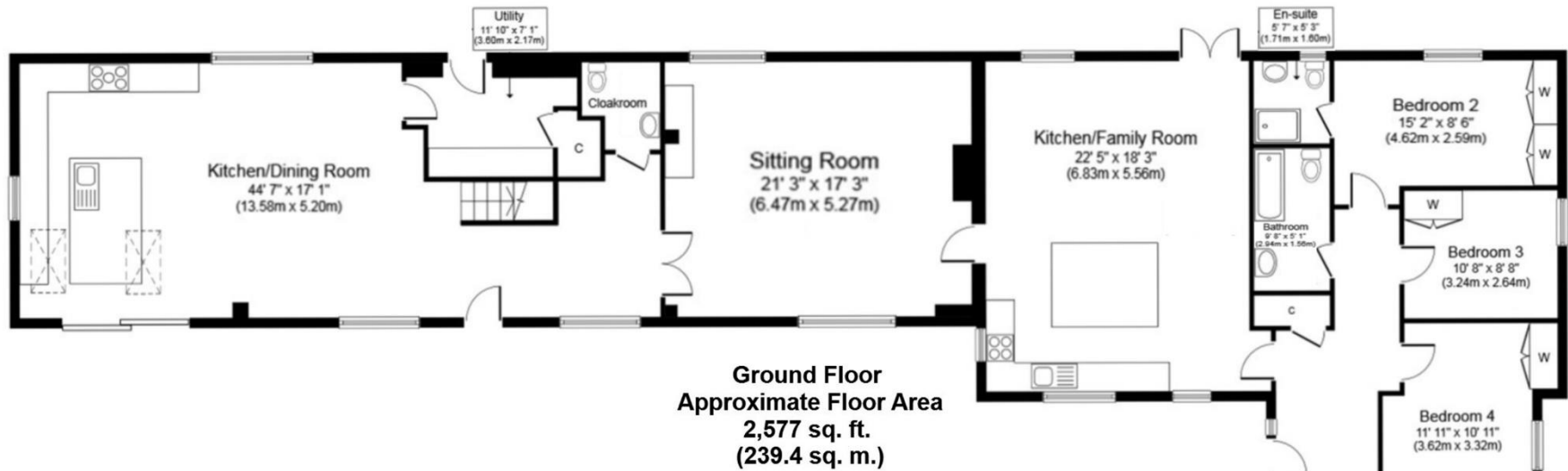
ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: Please ask us.

CONSTRUCTION TYPE: Brick and block.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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