

DAVID
BURR



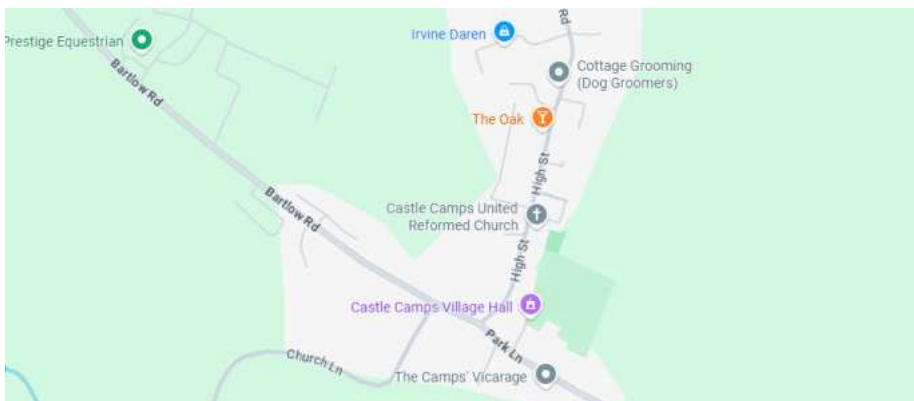
Pond Farm

Castle Camps, Cambridge

Pond Farm

Bartlow Road, Castle Camps, Cambridge

Pond Farm is a delightful unlisted period farmhouse nestled within its wonderful mature gardens with a gated drive and a range of useful outbuildings. Understood to be approximately 300 years old, the early part of the house was originally a pair of brick faced cottages which formed part of an extensive fruit farm.



- A delightful unlisted and spacious period farmhouse
- Within easy reach of main trunk roads/train stations
- Situated within wonderful mature gardens, in all about 2.0 acres
- Gated drive and a range of useful outbuildings
- Swimming Pool and Games Room
- Office/Studio
- Other useful unconverted outbuildings

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

The accommodation flows well from the sizeable RECEPTION HALL with exposed timbers, with staircase leading to the first floor and garden views. French doors lead to the rear terrace and further providing access to the DINING ROOM, CLOAKROOM, KITCHEN and the delightful, triple aspect DRAWING ROOM with its bay window overlooking the gardens, open fireplace with brick chimney breast and copper hood and French doors leading to the terrace. The spacious farmhouse style Kitchen has a useful pantry, plenty of room for a central breakfast table and is fitted with an oil-fired Aga, a range of wooden floor units and space and plumbing for a dishwasher. Beyond is a UTILITY ROOM with a glazed outside door, water softener, space and plumbing for a washing machine and space for a tumble dryer. The DINING ROOM, with its open fire with brick chimney breast leading through to the SNUG/STUDY with a double aspect and fireplace fitted with a gas fire. The Dining Room also connects to the GROUND FLOOR BEDROOM/GARDEN ROOM/PLAYROOM a lovely light triple aspect room with a glazed door to the garden and a pointed arched door to the vaulted En-Suite bathroom, fitted with both a bath and separate shower cubicle.



FIRST FLOOR

On the first floor there are FIVE BEDROOMS, a FAMILY BATHROOM and the spacious principal bedroom is particularly worthy of note with fitted wardrobes (providing hidden access to a large loft space above the Drawing Room) and an En-Suite bathroom which connects back to the landing.

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

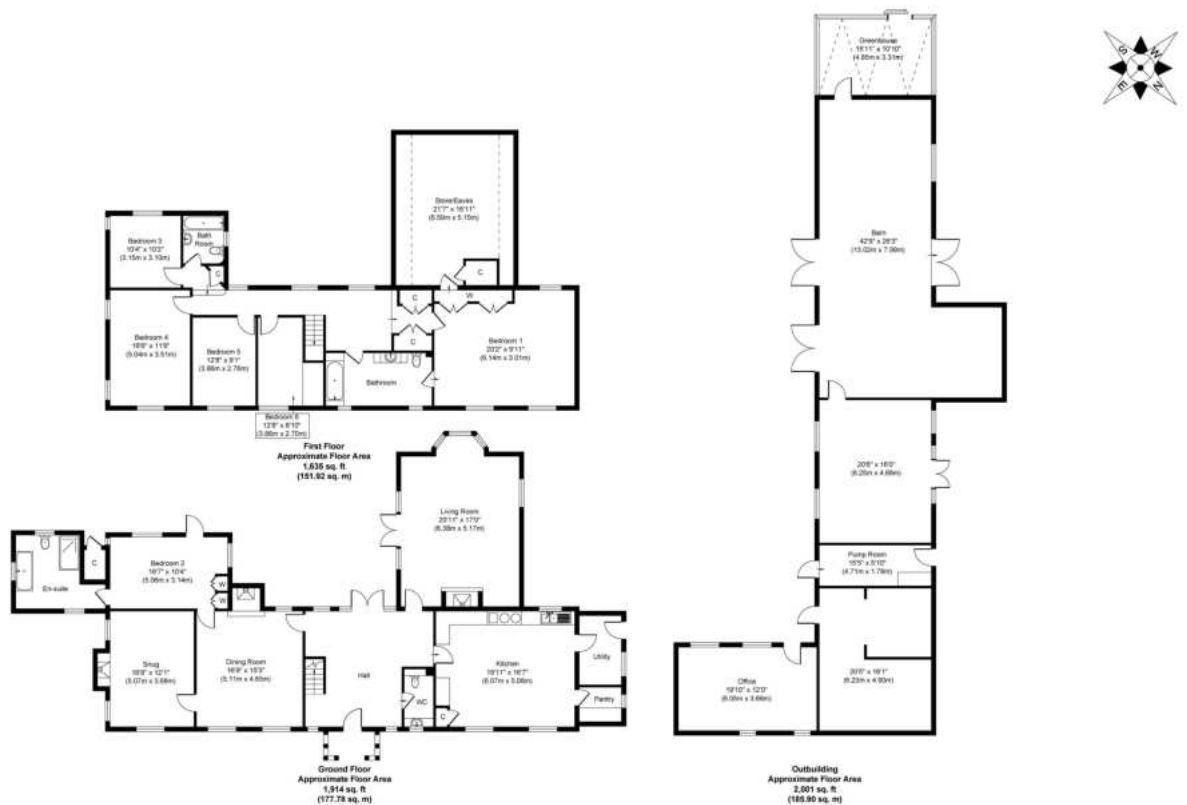
The mature gardens and grounds are very special, the vendors have very cleverly created various 'garden rooms' during their tenure and there is a considerable variety of mature planting - from tall clipped yew hedges, weeping pear, silver birch and magnolia trees, various shrubs to delightful borders full of interest. There is a charming lined pond to the far end of the lawn and a narrow arch through the hedging leads unexpectedly to the Paddock. Side gardens include a substantial vegetable area (with asparagus bed) and SWIMMING POOL AREA both of which are very well screened, the latter having a rose-covered pergola to one side. There are various delightful sunny and shady areas in which to sit and enjoy the garden depending on the time of day.

The range of weatherboard and pantiled outbuildings include a GARAGE/WORKSHOP leading to both a greenhouse and a vaulted pool/entertaining/games room (formerly stables). In addition there are some unconverted stables and a vaulted OFFICE/STUDIO, the ideal space for those looking to work from home.

In all about 2.0 Acres.



Floorplan



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.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Castle Camps, Cambridge

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a public free house, primary school, Church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.



Material Information

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

LOCAL AUTHORITY: South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA. Telephone: 01954 713000

COUNCIL TAX BAND: G. £4,024.20 per annum.

PROPERTY POSTCODE: CB21 4SX.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.

Scan QR code for online details





Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk