

DAVID
BURR



Nova Vida

Castle Camps, Cambridgeshire

The Green, Castle Camps, Cambridgeshire

A much improved and extended five bedroom chalet bungalow with the addition of a self-contained one bedroom annexe, with off-road parking for multiple vehicles and mature gardens. In all about 0.25 acres.



- Much improved and extended detached chalet bungalow
- Self-contained annexe
- Off-road parking and turning for multiple vehicles
- Mature gardens
- In all about 0.25 acres



INTERIOR

Entrance into a spacious and welcoming HALLWAY with picture window to the front aspect and doors off. BEDROOM FOUR with window to the front. An archway opens from the Hallway into the FAMILY ROOM, the heart of the home, an impressive open-plan reception with front window, feature brick woodburning fire set on a slate hearth within a chimney recess, topped with an oak bressummer. Door to SITTING ROOM. DINING AREA with ample space for table and chairs, wood flooring, and door back to Hallway. KITCHEN/BREAKFAST AREA, a light-filled extension of the open space, with part-vaulted ceiling, contrasting base units under quartz worktops, Butler sink, and central prep island with second Butler sink. Integrated dishwasher and fridge/freezer; space for range cooker with extractor over. Tiled flooring, rear windows, and French doors to garden. SITTING ROOM with front window and feature brick fireplace with woodburning stove on brick hearth, oak bressummer above. Door to UTILITY ROOM with base units, worktop, plumbing for washing machine and dryer, rear window, door to garden. SHOWER ROOM with shower cubicle, WC, and hand wash basin. Door from Dining Area returns to Hallway with access to BATHROOM, classically styled with roll-top bath with claw feet and shower attachment, high-level WC, and basin. Panelled walls and tiled floor. BEDROOM FIVE with twin built-in wardrobes and rear-facing window overlooking the garden. INNER HALLWAY – a spacious area with side picture window and stairs to the First Floor.

LANDING with picture window to the side aspect and rooms off. BEDROOM 1 with Velux window to the front aspect and dormer window to the rear overlooking the garden with En-Suite comprising roll top bath with ball and claw feet, WC, pedestal sink unit and shower cubicle. BEDROOM 2 with two Velux windows to the front aspect. BEDROOM 3 with two Velux windows to the front aspect. FAMILY BATHROOM comprising roll top bath with ball and claw feet, pedestal sink unit, WC and airing/storage cupboard.



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THE ANNEXE

The DETACHED ANNEXE is tastefully finished and provides ideal additional accommodation, set conveniently beside the main house. The ground floor offers well-proportioned living, including a generous ENTRANCE HALL, a fitted KITCHEN, and a cosy SITTING ROOM featuring a fireplace with log burner and open studwork flowing into the DINING AREA. Upstairs, the BEDROOM benefits from built-in storage and an EN SUITE SHOWER ROOM, along with a further storage cupboard.



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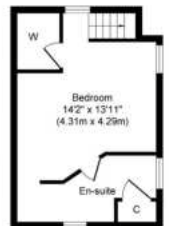
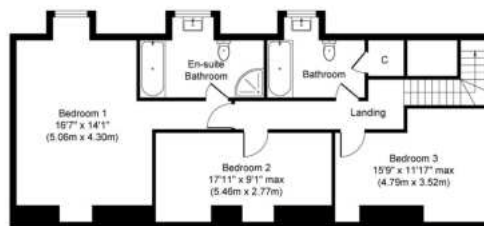
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EXTERIOR

The property is approached via a gravelled driveway providing parking and turning for multiple vehicles with mature shrubbed borders. The rear garden is mostly laid to lawn with a further range of mature shrubs, flower borders, vegetable beds, trees and a greenhouse, whilst a paved pathway leads to a terraced seating area including a brick fireplace/oven which lends itself to being ideal for Alfresco entertaining. In all about 0.25 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.

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Castle Camps, Cambridgeshire

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 mains 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: E. £2,951.08 per annum.

PROPERTY POSTCODE: CB21 4TA.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 73 mpbs download, up to 18 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: A shared Right of Way exists with the neighbouring property for which a shared maintenance agreement is in place with respect to the track and fencing. A restriction is in place permitting the use of a trade, business or profession.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None known.

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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