



Radcliffe & Rust
Residential sales & lettings

2 Springfield Cottages West Wicken Rd, Horseheath CB21 4QD
Guide Price £600,000

Radcliffe & Rust Estate Agents are delighted to offer for sale, this stunning period property in the picturesque village of Horseheath, CB21. Horseheath is positioned in South-East Cambridgeshire close to the borders of both Essex and Suffolk. The village is around 14 miles from Cambridge, 10 miles from Saffron Walden and 4 miles from both Linton and Haverhill making it well-positioned to benefit from the services these nearby towns and city have to offer. With regards to transport, Horseheath is close to the A1307 which connects Cambridge and Haverhill and the bus route between Cambridge and Haverhill also runs through Horseheath. Within the village there is a small village green, historic church, local post office, Village Hall and a thriving pub (The Red Lion) and cricket team. The property is in the catchment area for Castle Camps C of E Primary School and Linton Village College for secondary education.

Radcliffe & Rust Estate Agents are delighted to offer for sale, this semi-detached period property in Horseheath, CB21. Packed with character and positioned on a generous plot, the property has stunning grounds which include a substantial drive with carport, brick built outbuilding and countryside views beyond the end of the garden.

Upon approaching the property, you are welcomed by a red brick facade with a porch leading to the traditional front door. Once inside, there is a hallway with terracotta coloured floor tiles and stairs leading to the first floor. At the end of the hallway, there is a half glazed door leading to the rear porch. To the left of the hallway, is the living room. With a stunning open brick fireplace and log burner and original beam overhead, this room has dual aspect windows overlooking both the front and rear of the property. The rest of the ground floor to the left of the living room has been converted by the current owners to create a self-contained annex. The first room you come to is the second kitchen. The second kitchen consists of traditional style units with a freestanding oven with grill and hob and space for a washing machine and full height fridge / freezer. The traditional features continue into this space with an exposed brick wall and overhead beam. The kitchen is large enough for a dining table and has a window overlooking the front of the property. At the rear of this room, a sun room has been cleverly added. With a vaulted ceiling and exposed beams, the sun room has large windows overlooking the rear garden at the gable end of the room and a half glazed door which leads to the rear garden. The room next to the second kitchen has been converted into an en-suite bedroom. With a window overlooking the front of the property and French doors leading to the rear garden, this room has ample space for a bed and additional furniture and has a built-in wardrobe with double doors. The en-suite has a walk-in shower with shower curtain, W.C. and hand basin.

To the right hand side of the hallway is the kitchen / diner. The kitchen has traditional style wooden cabinets with dual aspect windows overlooking both the front and rear of the property. Within the kitchen there is a freestanding range style oven with hob and stainless steel splashback, space for a full height fridge freezer and space and plumbing for a washing machine and dishwasher. Down the centre of the room, there is space for a dining table to seat at least 6 - 8 people and the room could also house a sofa if required.

On the first floor, there are three double bedrooms and a family bathroom. To the right of the landing is bedroom three and the family bathroom. Bedroom three is a

good sized double bedroom and has a built-in cupboard / wardrobe. Bedroom three has the added bonus of a separate dressing area which may be converted into an en-suite subject to the relevant planning and checks. At the end of the hallway is the family bathroom which has a kidney shaped bath with glass screen and dual shower heads, W.C., hand basin and built-in storage / airing cupboard. At the opposite end of the landing are bedrooms one and two. The first room you come to is bedroom two which is another great sized double with plenty of space for storage furniture as required. Bedroom one is at the end of the landing. This calm and inviting space has dual aspect windows and is a generous size.

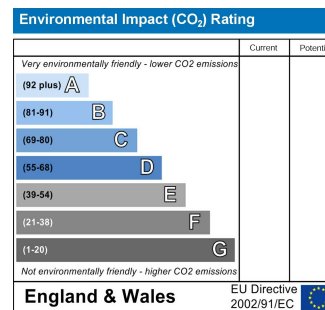
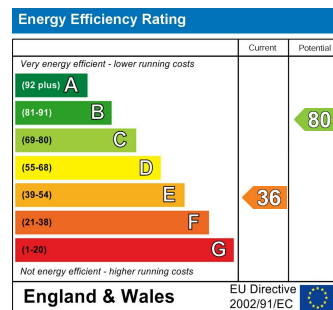
Outside, to the side of the property there is a large gravel driveway behind a wooden gate with ample space to park multiple vehicles with a carport. The rear garden is a stunning space mainly laid to lawn with mature trees and shrubbery with countryside views at the end of the garden overlooking fields. Within the garden there is an outbuilding and brick built building which could be used as a studio, work from home office or exercise space.

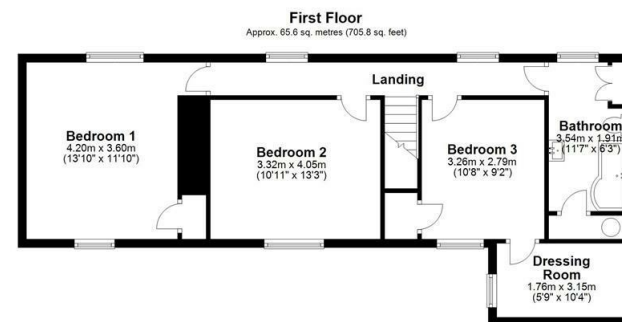
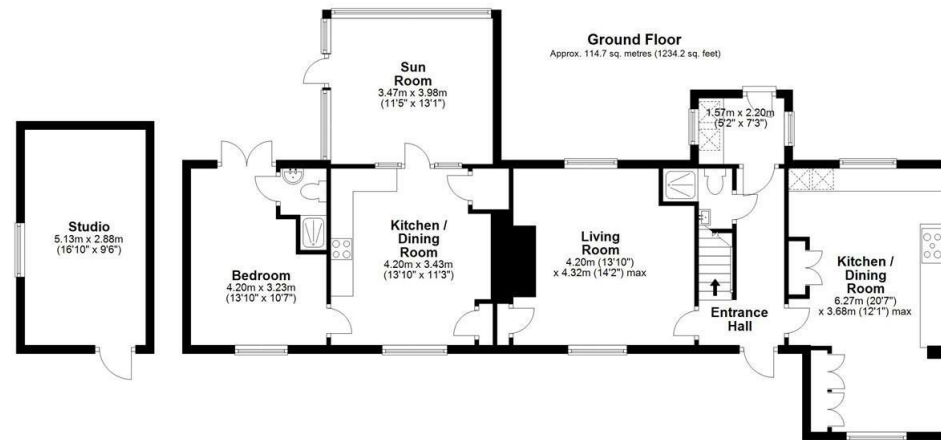
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

Council tax: Band C = £2,028 for 2024 - 2025 (South Cambridgeshire District Council)





Total area: approx. 180.2 sq. metres (1940.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

