



Cardinals Green, Horseheath, CB21 4QX

**CHEFFINS**



## Cardinals Green

Horseheath,  
CB21 4QX

- Approximately 2900 Square FT Accomodation
- Generous Living Accommodation
- Rural Location
- Five Bedrooms, Five Bathrooms
- Large Garage and Driveway
- Freehold

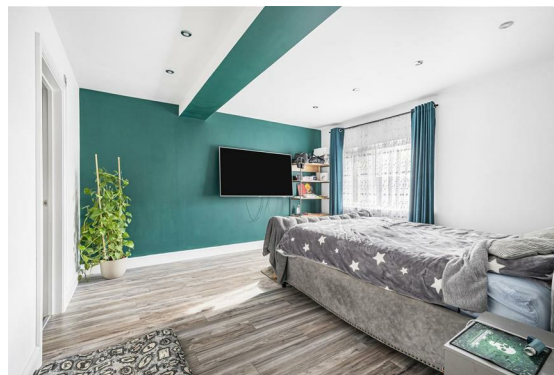
An extremely generous detached residence conveniently located within this South Cambridgeshire village. The property enjoys five bedrooms, five bathrooms large rear garden and is within commuting distance to the city of Cambridge. (EPC Rating D)

5 5 2

**Guide Price £820,000**







## LOCATION

Cardinals Green is a small hamlet located about one mile from Horseheath and just over four miles from Linton and Haverhill. Cambridge, Newmarket and Saffron Walden are all easily accessible and the M11, A11, A14 and A505 are an easy drive away. The nearest railway stations are at Audley End or Whittlesford Parkway. The village feeds into Balsham Primary School and Linton Village College.

GROUND FLOOR	SITTING AREA/ADDITIONAL BEDROOM Spiral stairs to mezzanine level, dual aspect windows to rear, underfloor heating, door to:	plants located throughout. There is also a studio/office located in the rear garden.
ENTRANCE HALL Tiled flooring, underfloor heating, storage cupboard, stairs, door to double garage, door to:	ENSUITE Fitted three piece suite comprising of corner bath, low level wc, vanity hand wash basin, under floor heating.	STUDIO/OFFICE 19'8" x 12'10" (6.00m x 3.90m) Generous room which could be used as an office or studio, storage cupboard, window.
BEDROOM ONE 17'0" x 13'5" (5.17m x 4.10m) Window to front, radiator, underfloor heating, door to:	MEZZANINE LEVEL	SHOWER ROOM Three piece suite comprising of shower enclosure, low level wc, vanity hand wash basin, window.
WALK IN WARDROBE 8'0" x 5'5" (2.43m x 1.64m)	BEDROOM TWO 28'3" x 14'2" (8.60m x 14'2m) Window to front, radiator, vaulted ceiling.	GARAGE 18'2" x 14'4" (5.54m x 4.37m) Electric roller door, power and lighting connected, storage cupboard, door to internal hallway, housing boiler.
ENSUITE Three piece suite comprising of shower enclosure, low level wc, vanity hand wash basin, underfloor heating.	DRESSING AREA Fitted shelving and hanging space.	DRAINAGE We have been advised that the main house is now connected to the mains drainage system. The studio/office is connected to the original septic tank.
BATHROOM Three piece suite comprising of corner bath, low level wc, vanity hand wash basin, heated towel rail, underfloor heating.	FIRST FLOOR	AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. Freehold
BEDROOM FIVE 9'7" x 9'7" (2.93m x 2.93m) Window to front, underfloor heating.	BEDROOM THREE 18'6" x 12'11" (5.65m x 3.94m) Window to rear, storage cupboard, radiator.	VIEWINGS By appointment through the Agents.
LIVING ROOM 18'5" x 17'2" (5.62m x 5.22m) Bifold doors to garden, radiator, underfloor heating.	ENSUITE Three piece suite comprising of shower enclosure, low level wc, vanity hand wash basin, window to front.	Special Notes - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
KITCHEN/DINER 18'5" x 17'1" (5.62m x 5.20m) Matching base and eye level units, induction hob, electric oven, space for fridge/freezer, underfloor heating, dual aspect windows to rear, door to:	BEDROOM FOUR 15'7" x 12'8" (4.74m x 3.85m) Window to rear, radiator.	2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
UTILITY/STORAGE ROOM Plumbing for washing machine, space for tumble dryer.	ENSUITE Three piece suite comprising of shower enclosure, low level wc, vanity hand wash basin, window to front.	3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.
	OUTSIDE To the rear of the property is a decked area which provides an ideal area for seating and entertaining, the remainder of the garden is largely laid to lawn with some mature shrubs and	







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	<b>81</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £820,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire

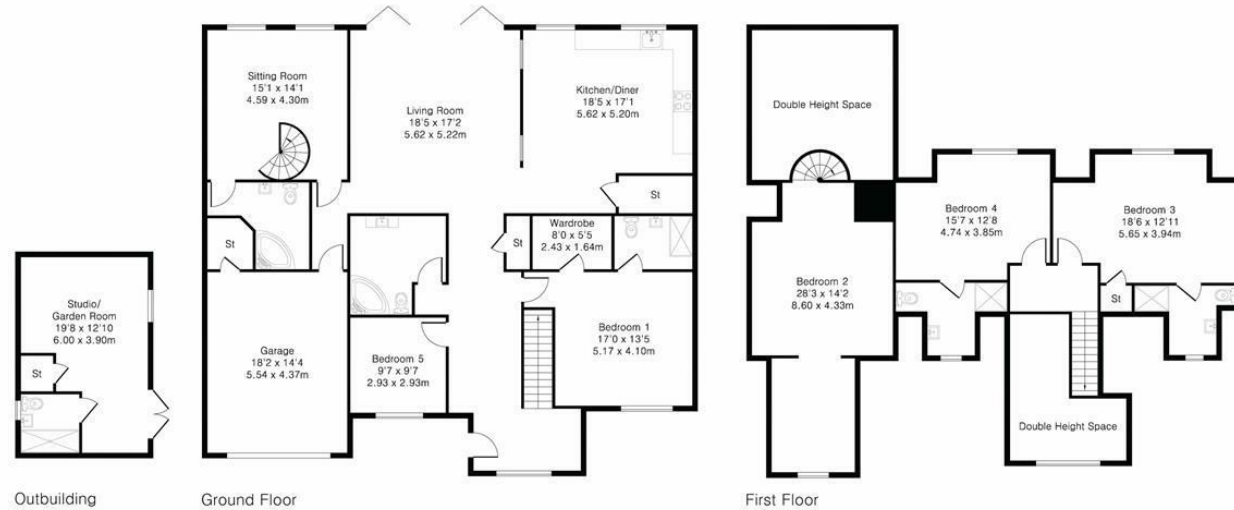
#### Approximate Gross Internal Area 2904 sq ft - 270 sq m

Ground Floor Area 1728 sq ft – 161 sq m

First Floor Area 924 sq ft – 86 sq m

Garage Area 256 sq ft – 24 sq m

Outbuilding Area 252 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.