



Finchingfield Road, Steeple Bumpstead, CB9 7EB

**CHEFFINS**



## Finchingfield Road

Steeple Bumpstead,  
CB9 7EB

- Excellent Redevelopment Opportunity
- Approximately 2.7 Acres
- Substantial Plot
- Self Contained Annexe
- Wonderful Panoramic Views
- Several Outbuildings
- Six Bedrooms
- Generous Reception Rooms
- Freehold
- EPC Rating E

A detached residence with separate Annexe, set in a stunning rural position on the edge of the village with beautiful views over the adjoining countryside. The property occupies a generous plot in all approximately 2.7 acres and would make an ideal redevelopment opportunity (STP). (EPC Rating E).

6 3 4

**Offers In Excess Of £850,000**







## LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill and 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including, two public houses, village store, a well regarded primary school and nursery.



## ENTRANCE HALL

Window to front, radiator, stairs to first floor, under stairs storage cupboard.

## LIVING ROOM

7.24m x 5.56m (23'9" x 18'2") Two windows, bay window to side, two radiators.

## KITCHEN

5.54m x 2.64m (18'2" x 8'7") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, electric oven, four ring LPG gas hob with extractor hood over, two windows to rear, door to Airing cupboard.

## CONSERVATORY

7.21m x 2.36m (23'7" x 7'8") Windows to front with French double doors to front garden.

## WC

Window, fitted with two piece suite comprising wash hand basin and low-level wc, radiator.

## BEDROOM 2

4.19m x 3.45m (13'8" x 11'3") Window, radiator, French double doors to garden, window to side.

## BEDROOM 3

4.52m x 2.82m (14'9" x 9'3") Two windows, radiator, fitted wardrobes.

## BEDROOM 4

2.72m x 2.51m (8'11" x 8'2") Window, radiator, window to side.

## BATHROOM

Fitted with three piece suite comprising panelled bath, vanity wash hand basin and low-level WC, window to rear, radiator.

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### MASTER BEDROOM

4.60m x 3.02m (15'1" x 9'10") Window, radiator, door to:

### ENSUITE BATHROOM

Fitted with three piece coloured comprising panelled bath, two wash hand basins and low-level WC, two windows to side, window to rear, radiator.

### BEDROOM

7.09m x 3.02m (23'3" x 9'10") Windows to front, side and rear, two radiators.

### ANNEXE

#### ANNEXE KITCHEN/DINER

5.05m x 3.02m (16'6" x 9'10") Matching wall and base units, stainless steel sink, plumbing for washing machine, space for fridge, electric hob and oven, French doors to front, door to:

#### ANNEXE BEDROOM

3.23m x 3.07m (10'7" x 10'0") Window to side, storage cupboard, door to shower room, open plan to:

#### ANNEXE LIVING ROOM

6.10m x 3.66m (20'0" x 12'0") Window to rear, French doors to garden, storage cupboard.

### SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, storage cupboard, radiator.

## OUTSIDE

The property occupies a wonderful and substantial plot in all about 2.7 Acres (approx), comprising several distinct areas including an Orchard, Vegetable Area and plot for a tennis court. There are an array of mature trees, hedge rows and lawn areas.

To the front of the property there is an enclosed garden which has stunning views over open countryside. An electric gate provides access to the driveway which offers ample parking.

### AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

This property is oil central heating.

### VIEWINGS

By appointment through the Agents.

### SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

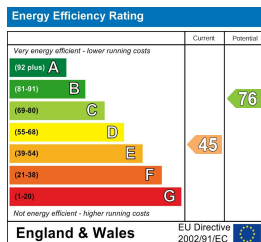
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.











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Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree



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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

**Approximate Gross Internal Area 2756 sq ft - 256 sq m**

Ground Floor Area 2082 sq ft - 193 sq m

First Floor Area 674 sq ft - 63 sq m

Garage 1 Area 508 sq ft - 47 sq m

Garage 2 Area 297 sq ft - 28 sq m

Outbuilding Area 412 sq ft - 38 sq m

