



Plum Cottage, 29 Mill Hill, Weston Colville, CB21 5NY

**CHEFFINS**



# Plum Cottage, 29 Mill Hill

Weston Colville,  
CB21 5NY

- Character Semi-Detached House
- 5 Bedrooms
- 3 Reception Areas
- Excellent Presentation
- Delightful Established Gardens of 1/3 acre
- Sought After Village

A substantial 5 bedroom semi-detached character home situated in a sought after village location and with delightful established gardens. The property has been sympathetically extended and benefits from a bright and spacious open plan living room from a snug with roof lights, wood flooring and an open fireplace, a double aspect kitchen/dining room and a ground floor study and shower room. Additional features include a stunning first floor double aspect main bedroom with high vaulted ceilings, wood flooring and aspect over the gardens. A particular feature are the truly exceptional gardens extending to approximately 1/3 of an acre with a large outbuilding, ornamental ponds and a wealth of established trees and shrubs.

5 2 3

**Guide Price £675,000**







## LOCATION

WESTON COLVILLE has a village hall and church and more local amenities can be found in Balsham (approximately 3 miles) which has a post office, shop, coffee shop, school, pubs, etc. The nearest train station can be found in Dullingham (3 miles). Haverhill (5 miles) and Newmarket (6 miles) offer a much wider range of retail outlets, health services, banking facilities, schooling, along with numerous leisure and recreational venues.

## ENTRANCE HALL

with solid wood flooring, storage cupboard and stairs rising to the first floor.

## SNUG

with solid wood flooring and an open fireplace.

## LIVING ROOM

A bright and spacious room with solid wood flooring, 2 roof-lights and French doors leading to the rear garden.

## KITCHEN/DINING ROOM

A fitted kitchen with units and drawers with worktops over, inset double sink and drainer., tiled floor, a door leading to the rear garden.

## STUDY

with view over garden, a Velux window and solid wood flooring.

## BEDROOM 4

with solid wood flooring.

## REAR LOBBY

## BEDROOM 5

with extra insulation and triple glazing.

## SHOWER ROOM

with a tiled shower cubicle, vanity sink unit, low level WC, heated towel rail.

## FIRST FLOOR

## LANDING

with access to roof space.

## PRIMARY BEDROOM

An enormously impressive room with a high vaulted ceiling, solid wood flooring, a wood burning stove, fitted storage, door leading to the roof terrace.

## BEDROOM 2

with fitted storage.

## BEDROOM 3

with an airing cupboard.

## BATHROOM

with a tiled shower cubicle, bath, vanity sink unit, low level WC, heated towel rail.

## OUTSIDE

The property is attractively set back from the road secluded by established hedges and mature trees and approached via a paved driveway and with an attractive lawned front garden.

At the rear of the property is a truly delightful established garden with a wealth of established trees, plants and shrubs throughout and attractive landscaped ponds creating a relaxing and private area for enjoyment. A large workshop/outbuilding benefits from a 3 Phase electricity supply and beyond this leads to a managed vegetable garden.

## SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-Detached House

Property Construction - Brick and external rendered walls, clay tiled roof and partial asphalt roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 2088.20

Parking - 4/5 spaces on driveway

Heating sources - Oil fired central heating and wood burner.

Please note the current vendors are currently working with Building Control to get retrospective build sign off for the installation of the wood-burner and replacement windows in the primary bedroom.

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






















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			72
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

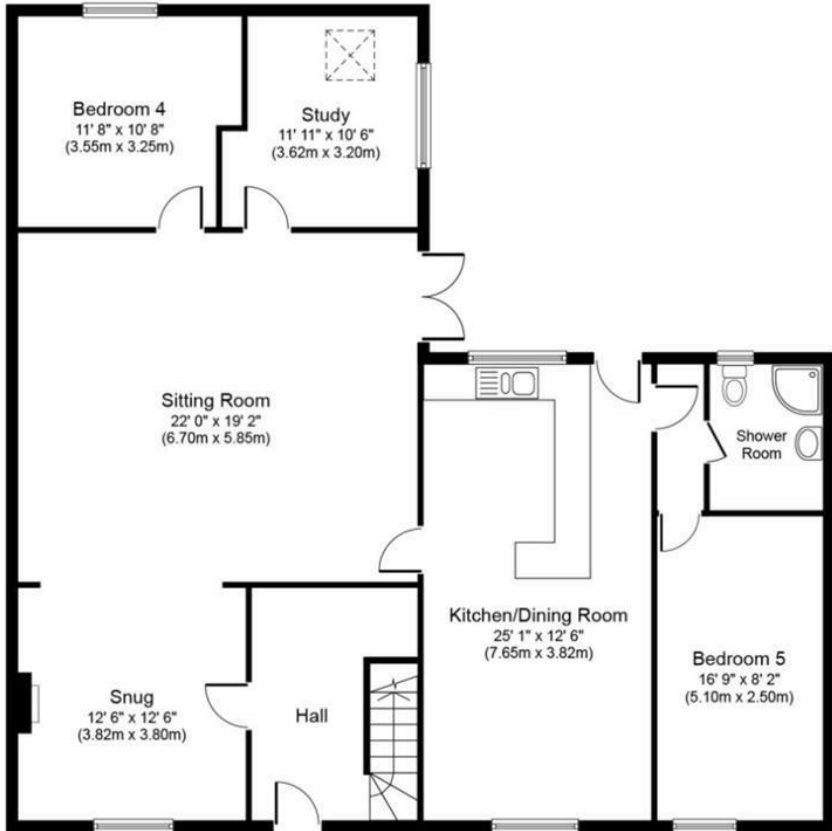


Guide Price £675,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - South Cambridgeshire

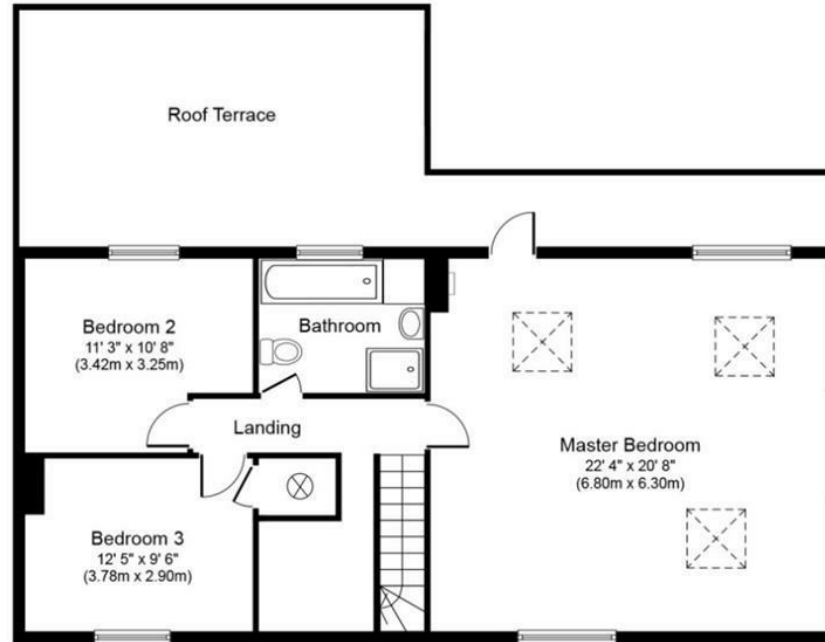




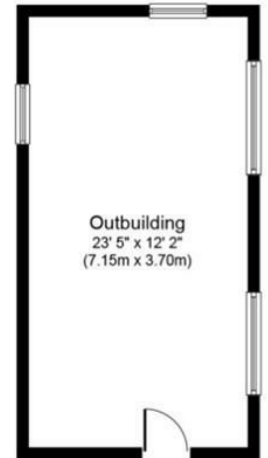




**Ground Floor**  
**Approximate Floor Area**  
**1,532 sq. ft.**  
**(142.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**908 sq. ft.**  
**(84.4 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**285 sq. ft.**  
**(26.5 sq. m.)**





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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.