



Blacksmiths Lane, Shudy Camps, Cambridge £1,250,000 **Freehold**





# Key Features



- Set in almost 2 acres
- Five bedrooms plus two-bedroom annexe
- Four reception rooms plus kitchen/breakfast room
- Gorgeous well-maintained garden and orchard
- Three bathrooms in main house

Situated on the ever-popular Blacksmiths Lane this imposing property makes an impressive first impression. The large lawn area to the front is bisected by the sweeping driveway that leads to both the main house and the double garage and two-bedroom annexe.

The welcoming 'L' shape hallway with wooden flooring has doors leading to the four reception rooms and downstairs cloakroom. The spacious, light living room has a feature fireplace and doors looking out on to the breathtaking garden whilst the snug with its log burner is ideal for those winter nights. The large dining room and study complete the reception rooms downstairs whilst the kitchen/breakfast room with island and ample storage space also has views to the garden. Along with the utility room the kitchen comes





with underfloor heating and there is a further downstairs cloakroom off the utility room.

On the first floor are five double bedrooms with the main bedroom boasting a dressing area, en-suite with underfloor heating and access to partly boarded loft via pull down ladder.

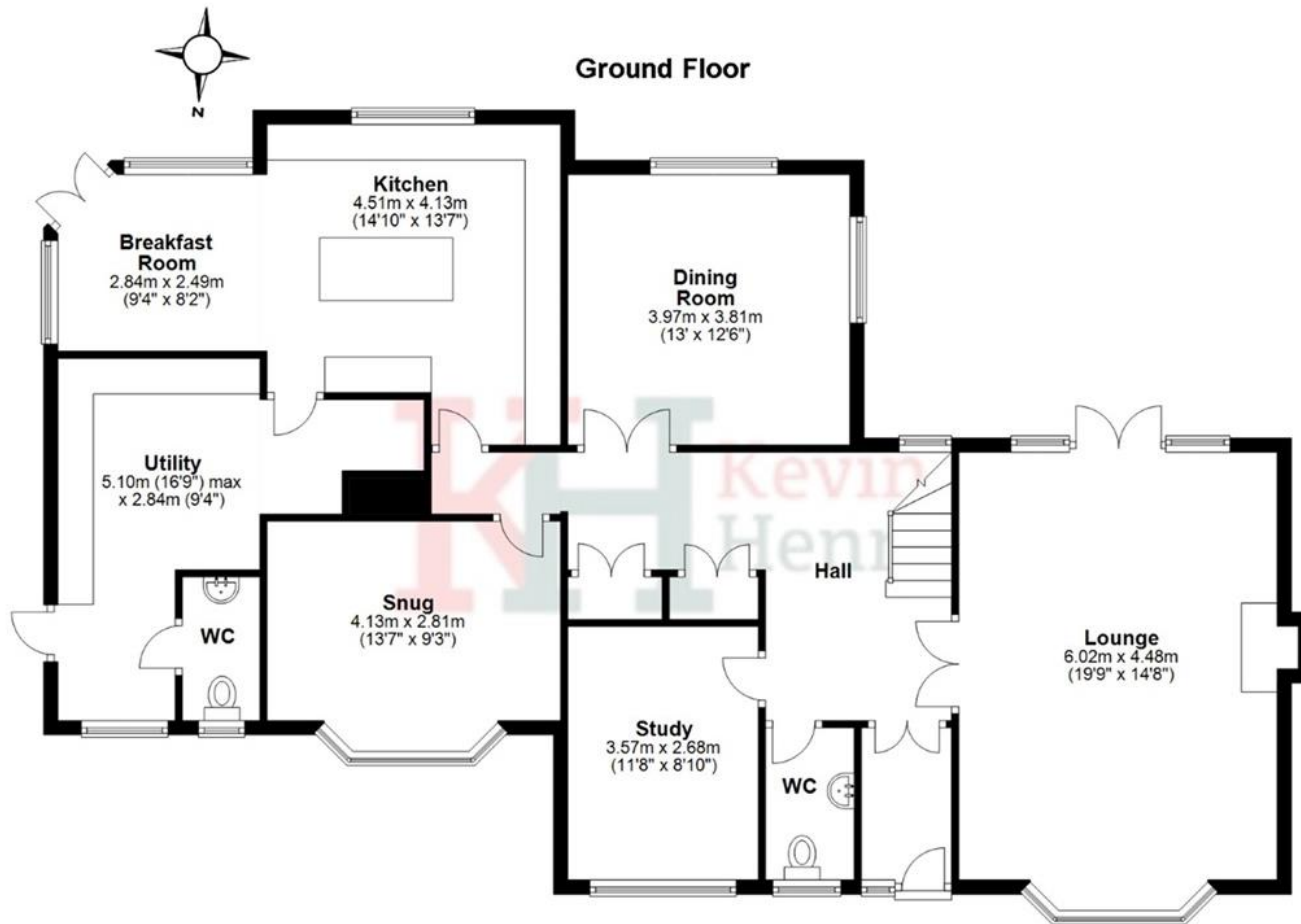
There are two further bathrooms with underfloor heating.

The fabulous two-storey annexe boasts a fitted kitchen, WC, and the benefit of ample living area including lounge/diner and conservatory. On the first floor, there are two double bedrooms, a large storage cupboard and a shower room with underfloor heating.

The garden is split into two areas, one predominantly laid with lawn and an orchard area with pear, apple and plum trees. There are three sheds with the main one measuring 24 foot x 12 foot and benefitting from lighting and electrics. To truly appreciate the beauty of both the house and garden a viewing is highly recommended.

The charming and desirable village of Shudy Camps lies within the larger village of Castle Camps that boasts amenities including good primary school, local shop with Post Office, public house and church. The market town of Saffron Walden is only 7 miles away and Haverhill only 4 miles away, both towns offering amenities such as its independent shops, supermarkets, restaurants and sporting facilities whilst





Approx gross internal floor area 244 sqm (2625 sqft)

Cambridge is just 12 miles away. Travel links are also good with close access to the A11/M11 junction and train stations at Audley end, Great Chesterford and Whittlesford.

Front  
Driveway parking for several cars with turning space  
Double garage

Porch

Hallway  
With excellent built in storage cupboards

Sitting Room  
19'9 x 14'8

Downstairs cloakroom

Study  
11'8 x 8'10

Dining room  
13'0 x 12'6

Snug  
With log-burner  
13'7 x 9'3

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Kitchen Area  
14'10 x 13'7

Breakfast Room Area  
9'4 x 8'2

Utility Room  
16'4 x 9'4 max

Cloakroom

1st Floor Landing  
Airing cupboard, access to:

Main bedroom  
Dressing Room  
14'8 x 12'5

En-suite shower room  
Bedroom Two  
Built-in wardrobes  
12'2 x 11'11

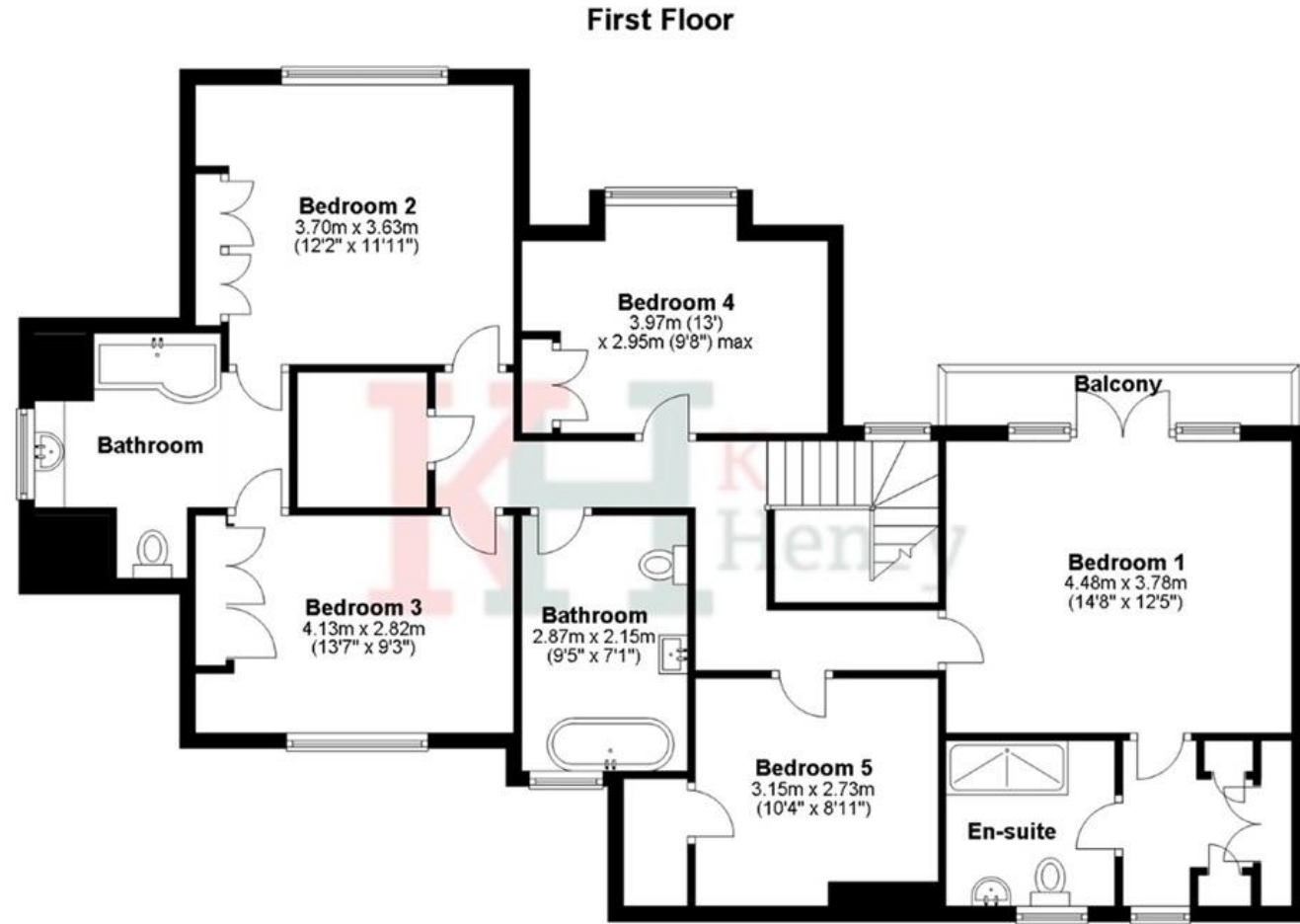
Bedroom Three  
Built-in wardrobes  
13'7 x 9'3

Family bathroom

Bedroom Four  
Built-in wardrobes  
13'0 x 9'6 max

Bedroom Five  
10'4 x 8'11

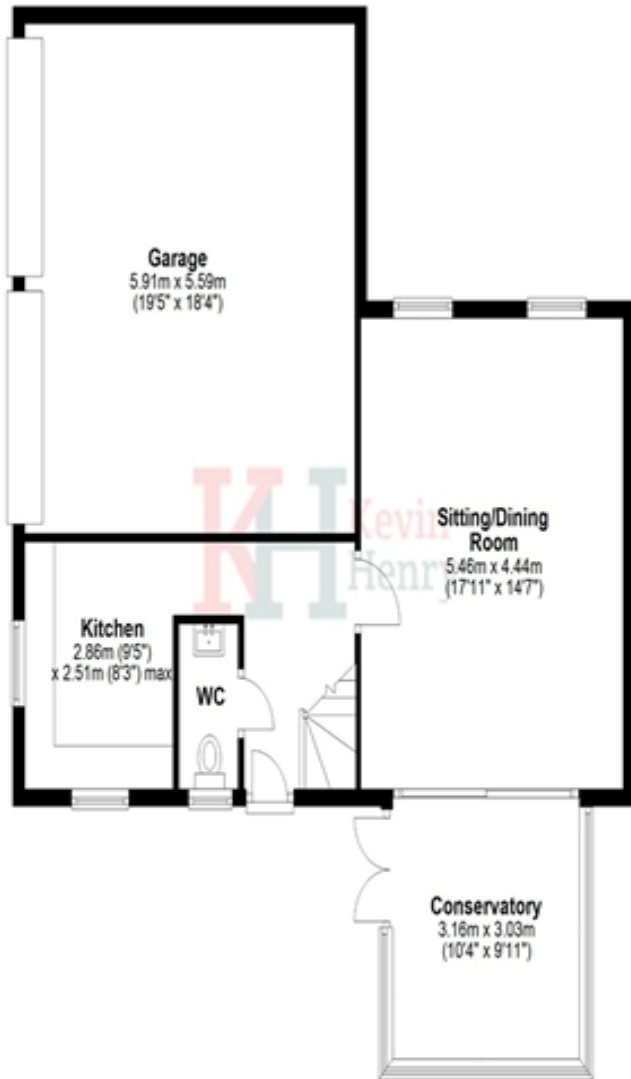
Family bathroom



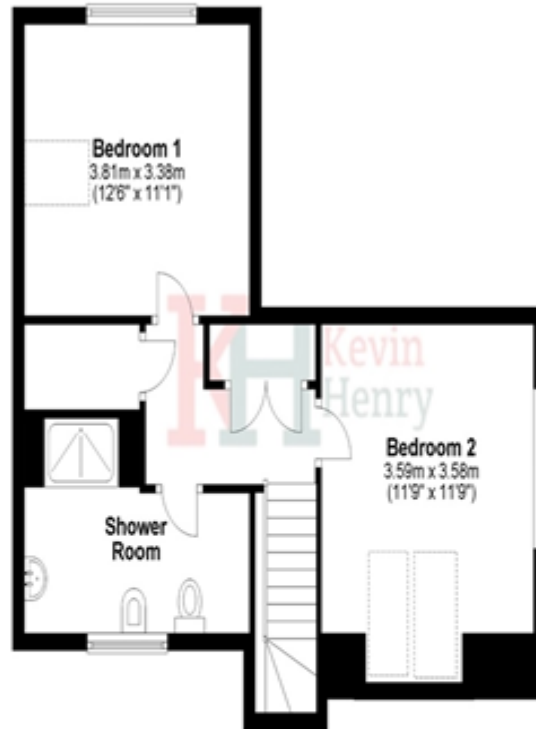
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### Ground Floor



### First Floor



Approx gross internal floor area 97 sqm (1050 sqft) excluding Garage

Double garage  
Electric doors plus power and lighting

Annexe

Ground Floor  
Lounge/Diner  
17'11 x 14'7

Kitchen  
9'5 x 8'3

Conservatory  
10'4 x 9'11

Downstairs Cloakroom  
First Floor

Bedroom One  
12'6 x 11'1

Bedroom Two  
11'9 x 11'9

Shower Room

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