



Burton End, West Wickham, CB21 4SD

CHEFFINS

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West Wickham,
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Malting House is an enchanting and most attractive Grade II listed detached Period cottage of immense charm and character. The property has its own unique ambiance and many wonderful features including a wealth of exposed beams and timbers, fine Inglenook fireplaces and leaded light windows. The property provides well proportioned and versatile living accommodation and has the benefit of planning permission for a two storey extension to the side. There is also a generous, landscaped plot, extensive off street parking, detached garage and store.

4 1 3

Guide Price £665,000





LOCATION

Malting House occupies a delightful position overlooking paddocks and countryside to the rear and is situated towards the edge of this popular South Cambridgeshire village which is surrounded by farmland and located about 2 miles south east of the larger village of Balsham which provides an excellent range of amenities including a primary school and is also well placed for access to Linton with its village college. For the commuter there are main line stations in Cambridge, Whittlesford and Audley End and the nearest M11 motorway access points are at Junction 9 (Stumps Cross) and Junction 10 (Duxford).

ENTRANCE PORCH

with leaded light windows and wood panelled entrance door to:

DINING ROOM

with feature Inglenook fireplace with a woodburning stove, brick hearth, wooden seats to either side, wealth of exposed beams and timbers, double radiator, natural wood flooring and door and staircase leading to first floor and leaded light windows to rear aspect overlooking the paved terrace, door to:

PRINCIPAL RECEPTION ROOM

A delightful light and spacious sitting room with Inglenook fireplace and woodburning stove set on a brick hearth, exposed brick chimney breast, wealth of exposed beams and timbers, natural wooden flooring, feature leaded light glazed windows to front aspect and a pair of full height leaded light French doors leading to garden, opening through to:

FAMILY/MUSIC ROOM

with an attractive and unique brick Inglenook style fireplace with woodburning stove set on a brick hearth, double radiator, leaded light glazed windows to front and side aspect overlooking gardens, exposed beam.

DOOR FROM DINING ROOM

leads to:

INNER LOBBY

with coat hooks, leaded light glazed windows to side aspect and door to:

CLOAKROOM

with low level w.c. and wash hand basin, leaded light window to side aspect, ceramic tiled floor.

INNER LOBBY

to the side of the chimney breast leading into:

KITCHEN/BREAKFAST ROOM

A delightful spacious farmhouse style kitchen incorporating a large Inglenook fireplace style recess which includes a two oven Aga with granite worktop to side and cupboard below, part ceramic tiled walls around and to the side of this there is a further recess with an integrated Bosch oven with 4 point ceramic hob above and ceramic tiled walls to side, range of attractive high quality fitted units comprising an inset one and a half bowl butler sink with mixer taps, extensive base units comprising high quality granite work surfaces with cupboards and drawers below, space and

plumbing for washing machine, pull-out bin, extensive range of fitted drawers and cupboards and an integrated refrigerator with freezer below and shelved pantry and storage area to side, dresser style unit incorporating glazed display cupboards with further drawers and cupboards beneath, exposed beam, range of wall storage cupboards, leaded light windows to side and rear aspect overlooking the gardens, door to:

BOILER/UTILITY ROOM

which houses an oil fired boiler, space for tumble dryer, fitted shelves, secondary double glazed and leaded windows to rear aspect and door leading to paved terrace and gardens.

ON THE FIRST FLOOR

LANDING

with radiator, trap door to roof space, opening through to:

INNER LANDING

with exposed beam, glazed leaded light windows to side aspect and door to:

PRINCIPAL BEDROOM 1

with double radiator, wealth of exposed timbers, glazed leaded light windows to rear aspect overlooking the gardens with far reaching views over paddocks and countryside beyond, double radiator, pedestal wash hand basin, further leaded light windows to side aspect and door to large walk-in airing cupboard/wardrobe set to the side of an exposed chimney breast.

BEDROOM 2

with double radiator, leaded light windows to front and side aspect, recess to side of chimney breast with fitted shelving.

BEDROOM 3

with double radiator, feature brick fireplace and exposed chimney breast, recess to side with clothes rail, double radiator, and glazed leaded windows to side aspect.

BEDROOM 4

with radiator, glazed leaded windows to side aspect.

BATHROOM

with a white suite comprising bath with separate wall mounted shower unit above, ceramic tiled walls around and glazed shower screen, pedestal wash hand basin and low level w.c., towel rail/radiator, leaded glazed windows to side aspect.

OUTSIDE

To the front and side of the property there is an attractive garden area which is mainly laid to lawn interspersed with paved pathways with hedgerow to side and front, well stocked borders and shrubs and there is a pebblestone off-street parking space and driveway to side with pedestrian gated access and a 5-bar gate leading to a long driveway and courtyard style parking area which runs to the side of the house and leads to a further parking area to rear and a DETACHED TIMBER CONSTRUCTED GARAGE and store.

To the rear of the property there is a delightful generous garden laid to lawn with a variety of shrubs, hedgerow and trees around and there is a large paved terrace immediately adjacent to the cottage itself with shrubs to side, timber garden storage shed and a larger timber constructed garden store/workshop with light and power which also houses an oil storage tank.

AGENTS NOTE

Planning permission has been granted for a two storey extension to the side of the property, replacement of the existing windows to double glazed windows and installation of an air source heat pump. Ref no 22/03387/HFUL





Approximate Gross Internal Area 2005 sq ft - 186 sq m

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 991 sq ft – 92 sq m

Garage Area 281 sq ft – 26 sq m

Outbuilding Area 169 sq ft – 16 sq m



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Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire District Council



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.



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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