



West Wickham Road, Balsham, Cambridge £365,000 **Freehold**

KEVIN
HENRY

Key Features



- Beautifully presented
- Original 1700's period features
- Excellent living space
- Two bedrooms
- Stylish bathroom

Charming Period Cottage in the Heart of Balsham.

This beautifully presented period cottage is full of original features and character, offering a warm and welcoming atmosphere from the moment you step inside. The spacious lounge is a true highlight, with an open fireplace creating a cosy centrepiece. Adjoining the stylish, well-equipped kitchen is a lovely dining room-perfect for everyday living and entertaining. A modern ground-floor bathroom completes the downstairs accommodation, adding to the home's convenience and comfort.

From the rear lobby, stairs lead to a generous landing area ideal as a home office or reading nook. The first floor also offers



two well-proportioned bedrooms filled with natural light.

Outside, the property boasts a large, private south-west facing garden-perfect for relaxing or entertaining. Additionally, a versatile studio with power provides excellent space for hobbies, working from home, or additional storage.

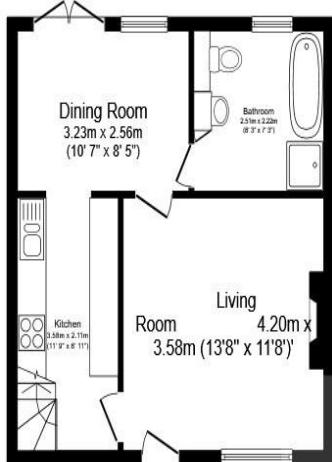
Located in the sought-after village of Balsham, known for its strong community spirit and attractive surroundings, this is a rare opportunity to own a character home in a highly desirable location.

Balsham lies approximately 7 miles from the thriving market town of Haverhill and is 10 miles equidistant from Newmarket, Cambridge and Saffron Walden. The village offers its own primary school, post office/stores, family butcher, fine church, two inns and recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End, and the M11 motorway can be accessed via Duxford (Junction 10) or Stump Cross (Junction 9).

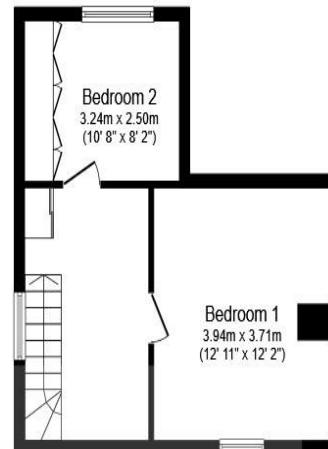
Lounge
4.20m x 3.58m
13'8" x 11'8"

Dining Room
3.23m x 2.58m



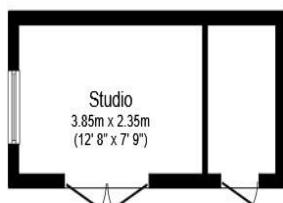


Ground Floor



First Floor

Kevin
Henry



Outbuilding

10'7" x 8'5"

Kitchen
3.58m x 2.11m
11'9" x 6'11"

Bathroom

Rear Lobby

Landing

Bedroom One
3.94m x 3.71m
12'11" x 12'2"

Bedroom Two
3.24m x 2.50m
10'8" x 8'2"

Garden

Front
Driveway parking. Access to rear.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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