



Nosterfield End, Castle Camps, CB21 4TE

CHEFFINS

Nosterfield End

Castle Camps,
CB21 4TE

- Stunning rural location
- Beautifully proportioned & versatile accommodation
- Large mature gardens
- Double garage & triple cart lodge
- Large vaulted barn and home office
- Heated outdoor swimming pool

A handsome, detached residence enjoying beautifully proportioned and versatile accommodation, together with a large garage/barn complex which offers a multitude of uses. In addition, there are delightful, mature gardens, a heated swimming pool and views over the adjoining farmland.

5 3 4

Guide Price £1,350,000





LOCATION

Nosterfield End is a small, rural hamlet on the outskirts of the village of Castle Camps which has a public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, with excellent private Cambridge schools also within easy reach. The market towns of Saffron Walden and Haverhill, offering a good range of shopping and recreational facilities, are about 7 miles and 4 miles away respectively with the City of Cambridge 13 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

GROUND FLOOR

RECEPTION HALL

A spacious and welcoming reception hall, accessed via a pair of timber doors, with oak flooring and built-in storage cupboard housing the central vacuum cleaner system which provides a vacuum connection throughout the house. Staircase rising to the vaulted galleried landing. A pair of doors lead to:

SITTING ROOM

A beautifully proportioned, dual aspect room enjoying a good degree of natural light and views over the garden. Open fireplace with stone hearth.

GAMES ROOM

A versatile, multi-purpose room with windows to two aspects.

CLOAKROOM

Comprising low level WC and vanity wash basin with marble surround. Window overlooking the courtyard.

FAMILY ROOM

An atmospheric room with a pair of windows overlooking farmland. Exposed timbers and fireplace with exposed brickwork and inset stove.

STUDY

Fitted desk, drawers and extensive shelving and window providing views over the courtyard and garden beyond.

KITCHEN/BREAKFAST ROOM

The kitchen is fitted with an extensive range of hand-made units, together with a central island with hardwood worktop, butler sink, four oven Aga, separate oven, integrated slimline dishwasher and windows to two aspects. A pair of glazed doors provide direct access onto the courtyard terrace with views to the garden beyond. Further glazed door to:

BOOT ROOM

Glazed door providing access to the courtyard, further window overlooking the garden and space for American style fridge freezer. Door to:

UTILITY/WC

A useful room with sink unit with cupboards below, fitted shelving, space for washing machine, low level WC and a pair of windows.

FIRST FLOOR

GALLERIED LANDING

Views down to the reception hall and windows to three aspects providing a good degree of natural light. Walk-in linen cupboard with slatted shelving.

BEDROOM 1

A triple aspect room with views over the garden and adjoining countryside. Fitted with a range of wardrobes and door to:

EN SUITE

Comprising bath, separate shower enclosure, pedestal wash basin, low level WC and window.

BEDROOM 2

A dual aspect room with views over the garden and farmland, fitted with a pedestal wash basin.

BEDROOM 3

A pair of windows overlooking the garden and fitted desk with drawers and cupboards. Door to:

EN SUITE

Comprising shower enclosure, low level WC, wash basin and windows to two aspects.

BEDROOM 4

A pair of windows enjoying views over the farmland, fitted wardrobes, desk space and cupboards.

BEDROOM 5

Window with views over the farmland, fitted wardrobes and cupboards.

BATHROOM

Comprising bath with shower over, WC with hidden cistern and wash basin with cupboards below and hardwood surround. Windows enjoying views over the garden and surroundings.

OUTSIDE

The property is comfortably set in its own mature

grounds of approximately 1.32 acres. Approached via a sweeping gravelled driveway providing extensive off-street parking, in turn leading to the double garage. Adjoining the garage is a triple bay cart lodge, in turn leading to the home office and barn. The garden is mainly laid to lawn with well-stocked flower and shrub borders, mature trees and hedging, and enjoys views over the adjoining countryside. Accessed via the kitchen/breakfast room is a paved courtyard terrace, ideal for al fresco entertaining.

DOUBLE GARAGE

Accessed via a pair of timber doors with further timber door to the rear. The garage offers a multitude of uses, including conversion to a gym/studio.

TRIPLE BAY CART LODGE

Currently used for storage, which could be utilised as an outdoor kitchen space, with door providing access to the swimming pool plant room and further door providing access to:

HOME OFFICE

An excellent space with fitted desk, shelving and cupboards, together with access and views to the gardens.

BARN

Adjoining the office, with vaulted ceiling, exposed timber, sink unit with cupboards below and doors providing access to various areas of the garden. The barn has had a number of uses over the years and provides an excellent addition to the main house. Offering an opportunity for conversion to a self-contained annexe, dependent upon needs and relevant approval. Adjoining the barn is an former grain store.

HEATED SWIMMING POOL

To the far side of the cart lodge is a heated swimming pool with an adjoining terrace and barbecue area, screened by mature hedging, providing a stunning outdoor entertaining space. Beyond the swimming pool is a further private lawn screened by mature hedging, which could be utilised as a tennis court.

VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,350,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area
 314.41 sq m / 3384.28 sq ft
 (Excludes Garage & Outbuilding)
 Garage area : 41.34 sq m / 444.98 sq ft
 Outbuilding area : 90.67 sq m / 975.96 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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.](#)

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

