

Rose Hill, Withersfield, CB9 7SE

CHEFFINS

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Withersfield,
CB9 7SE

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Guide Price £685,000



- Impressive Rear Garden with Countryside Views
- Ensuite to Master Bedroom
- Spacious Kitchen/Dining Room
- Village Location
- Double Garage and Spacious Driveway
- Over 1500 sq ft Of Accommodation

Spanning an impressive 1,500 square feet, this detached bungalow in the village of Withersfield boasts an inviting kitchen/dining room, four well-proportioned bedrooms, double garage and driveway for several vehicles. One of the standout features of this property is the magnificent rear garden which offers stunning countryside views and ample grounds for relaxing or entertaining.















LOCATION

The charming and picturesque village of Withersfield with its fine church, village greens and public house is within easy reach of Whittlesford train station (14 miles) and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (16 miles), M11 (10 miles), Saffron Walden (13 Miles), Newmarket (12 miles) and Bury St Edmunds (18 miles)

ENTRANCE PORCH
As you enter the property you come into an entrance porch featuring tiled flooring, and an inner double glazed door opening into the entrance hall.

ENTRANCE HALL
A spacious entrance hall complete with inset spotlights, a radiator, and two large storage cupboards alongside an airing cupboard.

INNER WC
There is an inner hallway off the WC currently used for coat and shoe storage, with tiled flooring and a radiator. The WC itself includes a pedestal wash hand basin, low-level WC, tiled flooring, and a double glazed window to the side.

LIVING ROOM
A beautifully spacious, dual-aspect room featuring two double glazed windows to the front, a double glazed window to the side, parquet flooring, and two large radiators. A standout feature is the multi-fuel stove with an oak beam and slate hearth.

KITCHEN/DINING ROOM
A beautifully spacious, dual-aspect room featuring a double glazed window to the side and French doors opening onto the rear garden with full-length glazing on either side, plus an additional double glazed door to the side. There is a comprehensive range of matching wall and base units with work surfaces over, a large range oven, Belfast-style sink with mixer taps, and space/plumbing for appliances. Finished with inset spotlights, tiled flooring, and a radiator.

REAR LOBBY
Positioned off the kitchen, featuring double glazing and a brick plinth with uPVC construction.

MASTER BEDROOM
A dual-aspect room with double glazed windows to the front and side, a radiator, and two large built-in wardrobes.

ENSUITE
Comprises a shower, low-level WC, pedestal wash hand basin, tiled flooring and walls, heated chrome towel rail, double glazed window to the side, inset spotlights, and an extractor fan.

BEDROOM TWO
Featuring a double glazed window to the front and a radiator.

BEDROOM THREE
Featuring a double glazed window to the rear overlooking the fantastic gardens, a radiator, and built-in wardrobes.

BEDROOM FOUR
Featuring a double glazed window to the rear overlooking the fantastic gardens, a radiator, and built-in wardrobes.

FAMILY BATHROOM
Comprises a corner shower, panelled bath with shower attachment, low-level WC, pedestal wash hand basin, tiled flooring and walls, heated chrome towel rail, double glazed window to the rear, inset spotlights, and an extractor fan.

OUTSIDE
One of the standout features of the property is the magnificent, mature rear garden of fantastic size, offering stunning open views across surrounding fields. Enclosed by timber fencing and a five-bar gate leading onto the fields, the grounds are mainly laid to lawn with a fantastic array of trees creating an orchard feel, a natural pond, greenhouse, mature flower bed borders, raised planters and a patio seating area. Includes two large greenhouses, two timber-built sheds, side access paths down both sides of the property, and an additional timber-built shed/planting area at the bottom of the garden.

DOUBLE GARAGE AND DRIVEWAY
To the front is a large driveway enclosed by picket fencing and double five-bar gates, offering parking for several vehicles with potential to create further parking space. The detached double garage benefits from electric doors, power and light, a vaulted ceiling for storage, a double glazed window to the rear, and a separate consumer unit.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendor has confirmed the property is oil central heating.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.









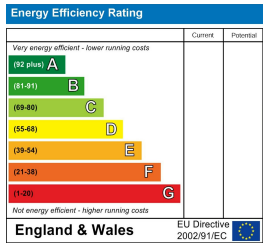




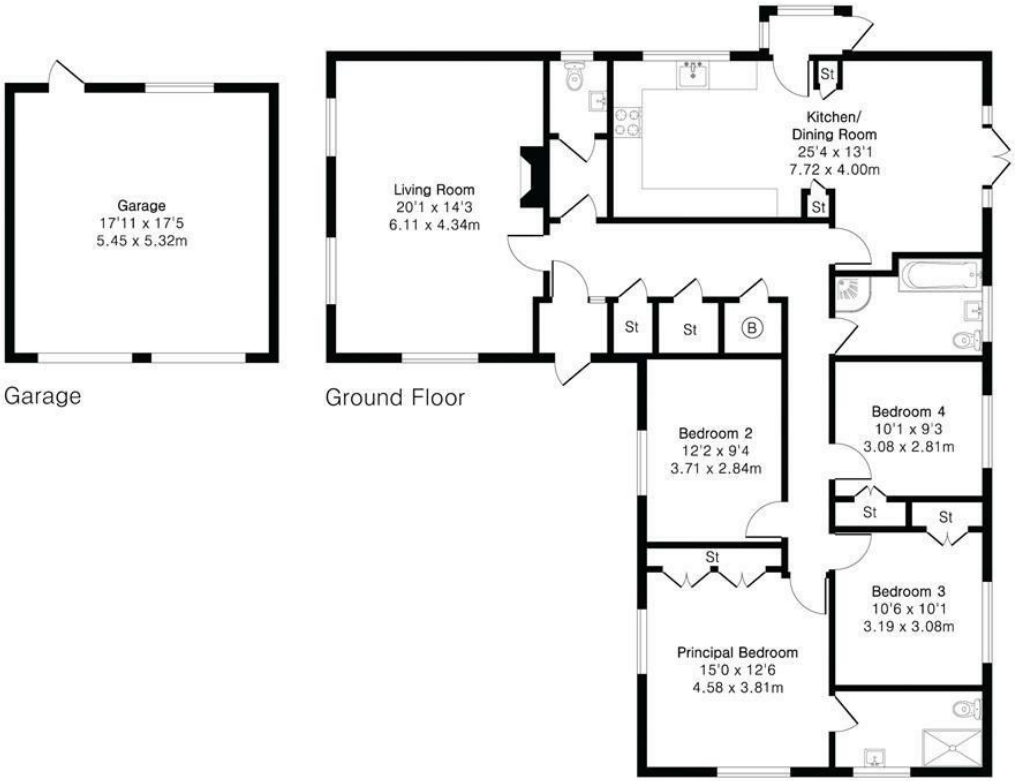








Approximate Gross Internal Area 1559 sq ft - 145 sq m
(Excluding Garage)
Garage Area 312 sq ft – 29 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Guide Price £685,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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