




## DRYSDALE

Horseheath, Cambridge CB21



## A RARE OPPORTUNITY TO CREATE A FAMILY HOME IN SECLUDED GARDENS

Cherished by the same family since its construction, 'Drysdale' is a chalet-style home offered with no chain and suited to thoughtful updating and modernisation.

			<b>EPC</b>
4	2	2	E

Local Authority: South Cambridgeshire District Council

Council Tax band: G

Tenure: Freehold

Mains water, electric and drainage

Oil central heating

Arranged over two floors and extending to 2,000 sq ft, the home includes an integral garage and a practical layout. On the ground floor, the basic kitchen with a limited range of units sits alongside a utility room, separate dining room and a generous living room. This level also includes two bedrooms, one served by an en suite and the other by a bathroom beside the staircase. Upstairs, a landing leads to two further bedrooms. Outside, the house stands centrally within about 1 acre of mature gardens, approached by two driveways offering flexible access and generous parking.

Horseheath is a small South Cambridgeshire village with local amenities, while nearby Linton and Haverhill offer wider facilities. Regular bus services run to Cambridge, around 10 miles away.



Total area: approx. 186.3 sq. metres (2004.9 sq. feet)

Approximate Gross Internal Area = 186.3 sq m / 2,000.9 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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