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## Barton Villa Haverhill Road, Castle Camps, Cambridge, CB21 4TB

Nestled in the charming village of Castle Camps, this impressive four bedroom detached family home offers a perfect blend of space and comfort. Benefiting from three reception rooms, large well equipped kitchen diner as well as double garage, large driveway and enclosed garden. Offered on an unfurnished basis from Mid-February.

**£2,500 PCM**

- Minimum of a 12 month tenancy
- Managed by Cheffins
- Four bedrooms
- Detached family home
- Three reception rooms
- Double garage
- Driveway
- Garden

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a farm shop and Castle Camps Saddlery, public free house, primary school, church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 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.

#### ACCOMMODATION with approximate room sizes

#### Ground Floor

##### Entrance Hall

With stairs ascending to the first floor and doors leading through to various rooms. Window overlooking the front aspect.

##### Lounge

With dual aspect windows and French doors opening out to the garden. Feature fireplace with electric stove set within.

##### Reception Room

With dual aspect windows overlooking the front and side aspect. This room could lend itself to a multitude of options including formal dining room or playroom.

##### Home Office

With window overlooking the side aspect and built in shelving.

##### Cloakroom

With low level W/C and wash hand basin. Obscured window overlooks the rear aspect.

#### Kitchen/Diner

The real heart of this home, the kitchen boasts ample storage and surface space, with large island benefitting from further work surface and drawers. There is a range cooker, integrated dishwasher, under counter fridge and freezer and ample space for a dining table and chairs. Dual aspect windows overlook the rear of the property and French doors lead out to the garden. Doorway through to:

#### Utility Room

With space and plumbing for a washing machine and tumble dryer, worktop above, with sink as well as further wall mounted storage cupboards. The oil boiler is also housed in this room. Window overlooking the side aspect and door leading out to the garden.

#### First floor

##### Landing

A large open space with doors leading through to adjoining rooms. Window overlooking the rear aspect.

##### Bedroom One

A great sized master with dual aspect windows overlooking the rear of the property and door through to:

##### En suite shower room

Three piece suite comprising shower cubicle, wash hand basin and low level W/C. Obscured window overlooks the side aspect.

##### Bedroom Two

Another good sized double, with window overlooking the front aspect.

##### Bedroom Three

With window overlooking the front aspect.

##### Bedroom Four

With window overlooking the rear aspect.

## Bathroom

A white four piece suite with shower cubicle, panelled bath, wash hand basin and low level W/C. Obscured window overlooks the side aspect.

## Outside

The property comes with double garage and large driveway as well as lawn area to the front. To the rear of the property there is an enclosed garden with lawn and patio areas. The garage can be accessed via the back garden.

## Viewings

Strictly by appointment through the agent.

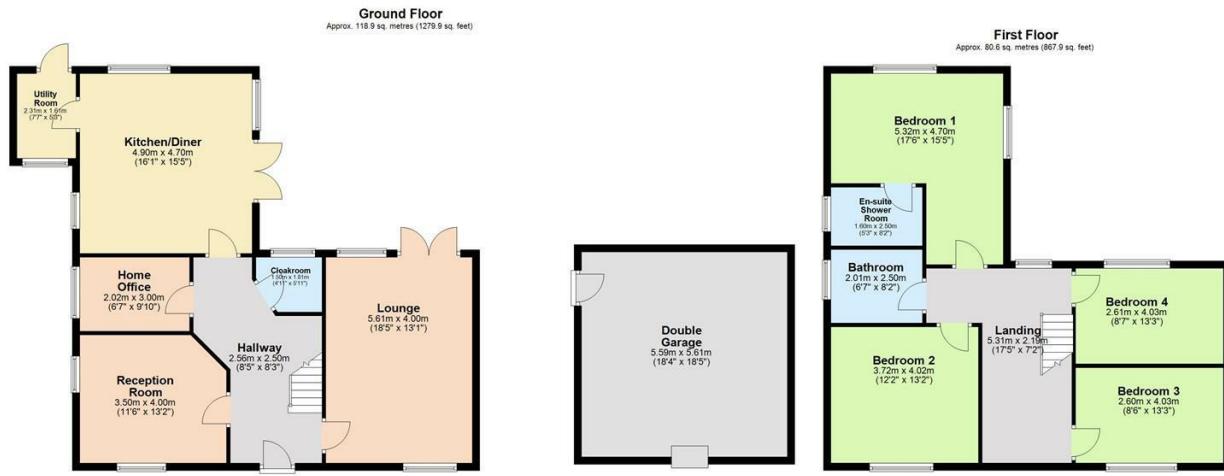
## Letting Agent Notes

Holding Deposit : £576.00

For more information on this property please

refer to the Material Information brochure on our Website.



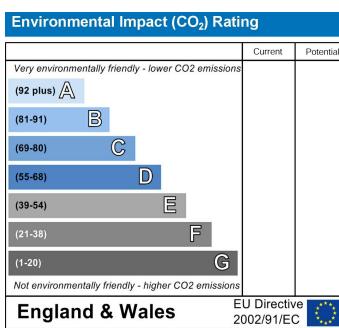
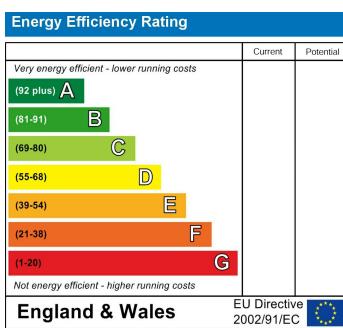


Total area: approx. 199.5 sq. metres (2147.8 sq. feet)

Note: Not to scale –  
For guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
- If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

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