



Woodhall Lane, Balsham, CB21 4DT

**CHEFFINS**

## Woodhall Lane

Balsham,  
CB21 4DT

An exciting opportunity to acquire a cleverly designed and well proportioned modern detached house together, with detached and generous gardens which enjoy a high degree of privacy and seclusion. The property also has the benefit of a courtyard style parking area and driveway adjacent to which is a double length garage with workshop.

4 2 2

Guide Price £750,000





## LOCATION

The property occupies a rather special and most desirable non-estate location just off a picturesque lane, close to the heart of the highly regarded and much sought after South Cambridgeshire village of Balsham. The village provides an excellent range of local amenities, many of which are just a short walk away and include a store/post office, delicatessen/coffee shop, primary school, fine church, inn/restaurant and recreation ground with bowls club adjacent. The university City of Cambridge is just 10 miles away and for the commuter the village is well placed for access to the M11 motorway and the nearest main line stations are at Whittlesford, Audley End and Cambridge.

**COVERED PORCH**

with outside light and entrance door to:

**RECEPTION HALL**

with double radiator, natural wood style flooring, deep built-in storage cupboard downstairs and staircase off to first floor, door to large cloaks/storage cupboard with coat rail. Door to;

**CLOAKROOM**

with low level w.c. and wash hand basin, ceramic tiled walls and flooring, radiator, glazed window with sealed unit double glazed window with frosted glass to side aspect.

**LIVING ROOM**

with feature central open fireplace with marble surround and carved wooden sides and mantel over, marble hearth, sealed unit double glazed windows to side aspect, two double radiators, a pair of glazed doors leading to:

**CONSERVATORY**

A delightful light and spacious room used all year round including natural wood style flooring, wall mounted heater and triple aspect sealed unit double glazed windows with a wonderful vista overlooking the attractive rear gardens, high semi-vaulted ceiling and a pair of full height sealed unit double glazed doors leading to paved patio area and gardens.

**DINING ROOM**

with double radiator, sealed unit double glazed windows to side aspect and full height sealed unit double glazed doors leading to patio area and rear gardens.

**KITCHEN/BREAKFAST ROOM**

with range of traditional design units incorporating an inset one and a half bowl sink unit with mixer taps and cupboards housing water softener below, space and plumbing for dishwasher, extensive fitted base units comprising work surfaces with cupboards and drawers beneath, integrated refrigerator and freezer, wine store, integrated Neff oven and grill and integrated 4 point gas hob with concealed extractor cooker hood above,

extensive range of wall storage cupboards and glass fronted cabinets, part ceramic tiled walls, space for upright fridge/freezer, ceramic tiled flooring, sealed unit double glazed windows to side and front aspect and door leading to:

**UTILITY ROOM**

with stainless steel sink unit with mixer taps and cupboard beneath, space and plumbing for washing machine and further space beneath with shelving, wall storage cupboards, and a recently installed oil fired boiler, part sealed unit double glazed door to side aspect, ceramic tiled floor, radiator, coat hooks.

**ON THE FIRST FLOOR****LANDING**

with trap door and loft ladder to roof space, large built-in airing cupboard with hot water cylinder and open shelves to side, door to:

**PRINCIPAL BEDROOM SUITE**

incorporating Bedroom No. 1 with double radiator, sealed unit double glazed windows to front aspect and extensive range of built-in wardrobes and shelved cupboards, door to:

**ENSUITE SHOWER ROOM**

with corner shower cubicle and wall mounted shower unit, vanity style unit with wash hand basin, cupboards below, worktop to side with drawers beneath, and incorporating an integrated low level w.c., ceramic tiled walls, heated towel rail/radiator, and sealed unit double glazed Velux window to side aspect.

**BEDROOM 2**

with double radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

**BEDROOM 3**

with radiator, sealed unit double glazed Velux window to front aspect and sealed unit double glazed windows with a wonderful view of the rear garden.

**BEDROOM 4**

with radiator, sealed unit double glazed Velux window to front aspect.

**BATHROOM**

with white suite comprising bath with shower attachment and mixer taps, ceramic tiled walls around and a glazed shower screen, pedestal wash hand basin, low level w.c. and bidet, radiator, sealed unit double glazed Velux window to side aspect.

**OUTSIDE**

To the front of the property there is a small garden area with a range of mature trees and hedgerow to side and a brick paviour parking and turning area also including an electric car charging point. Adjacent to the driveway there is a DOUBLE LENGTH GARAGE with up and over door with access to a workshop area to rear. There is also a part glazed door leading from the garage. Within the workshop area there is light and power and glazed windows to rear aspect. The garage has an extra area to the side with space for freezers and bike storage etc.

The generous and most attractive rear garden is a rather special feature and enjoys a high degree of privacy and seclusion and is mainly laid to lawn with a great variety of mature shrubs, bushes and very well stocked borders around. There is a brick paviour patio area immediately adjacent to the rear of the house and a further brick paviour pathway to side with a wrought iron gate leading to the front driveway and parking area. Within the garden there is also a garden pond with water feature and a shrub covered arbour with apple tree to side which in turn leads to a further secluded garden area with greenhouse and a timber constructed summerhouse with further paved area and a variety of shrubs and trees to side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council

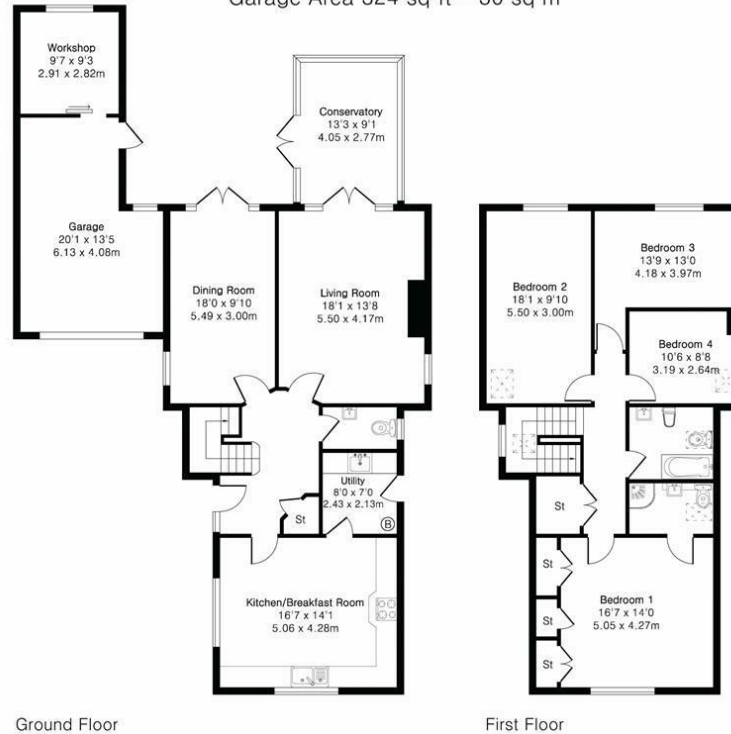


**Approximate Gross Internal Area 2240 sq ft - 208 sq m  
(Excluding Garage)**

Ground Floor Area 1017 sq ft – 95 sq m

First Floor Area 891 sq ft – 83 sq m

Garage Area 324 sq ft – 30 sq m



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.

[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: 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.

