



Woodhall Lane, Balsham, CB21 4DT

CHEFFINS

Woodhall Lane

Balsham,
CB21 4DT

A charming and most attractive semi-detached cottage, sympathetically improved and extended to provide versatile and well-proportioned accommodation, together with a courtyard style parking area and delightful, generous mature rear garden which enjoys a high degree of privacy and seclusion.

3 1 2

Guide Price £425,000





LOCATION

The property occupies a rather special and tranquil position in a picturesque lane and is just a short walk from the heart of the village. Balsham is one of South Cambridgeshire's most sought after and desirable villages and lies about 10 miles south east of Cambridge and about 10 miles equi-distant of Newmarket and Saffron Walden. The village offers an excellent range of local amenities including its own primary school, post office/stores, delicatessen/coffee shop, fine church, two inns and a recreational ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End. M11 motorway access point is located at Duxford (Junction 10) south and north and at Stumps Cross (Junction 9) south only.



FRONT ENTRANCE DOOR

to:

ENTRANCE PORCH

with dual aspect sealed unit double glazed windows and door leading to:

ENTRANCE HALL

with staircase leading off to first floor, radiator, deep built-in storage cupboard understairs which also has space and plumbing for automatic washing machine and further cloaks/storage area.

SITTING ROOM

with radiator, sealed unit double glazed windows to front aspect, feature fireplace with multi-fuel stove, sliding door to:

KITCHEN

with an inset stainless steel sink unit with mixer taps and cupboard below, integrated dishwasher, fitted unit to side with integrated refrigerator, worktop above and wine storage to side, ceramic tiled splashbacks, wall storage cupboard, sealed unit double glazed windows to side aspect, further base units comprising worktops with cupboards and drawers below and a feature Range style cooker with 5 point ceramic hob above, dual ovens and grill and contemporary style stainless steel extractor cooker hood above. Further base units and part ceramic tiled splashbacks, additional wooden worktops and cupboards with drawers below, wall storage cupboards, recess

DINING ROOM

with radiator, high raised roof void with glazed panel above, full height sliding double glazed patio doors leading to:

CONSERVATORY

with triple aspect double glazed full height windows and full height sliding double glazed door leading to paved terrace and rear garden.

INNER LOBBY

with coat hooks and door off to:

CLOAKROOM

with pedestal wash hand basin and low level w.c., feature sealed unit double glazed frosted glass window to side aspect, radiator.

UTILITY ROOM

with stainless steel sink unit with mixer taps and cupboards below, worktop to either side with space beneath, fireplace style recess with woodburning stove set on a quarry tiled hearth, radiator, space for upright fridge/freezer, sealed unit double glazed windows to side aspect and sealed unit double glazed door leading to rear garden.

ON THE FIRST FLOOR

LANDING

with trap door to roof space, high level roof void with double glazed Velux window, built-in shelved linen cupboard.

BEDROOM 1

with an attractive decorative cast iron firegrate, two radiators, built-in wardrobes with cupboard above and two sets of sealed unit double glazed windows to front aspect, further fitted wardrobe with shelf to side and cupboards above.

BEDROOM 2

with sealed unit double glazed windows to side and rear aspect overlooking the rear gardens, radiator, built-in wardrobes with cupboards above.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect with views over the rear gardens, built-in wardrobe with shelves above.

BATHROOM

refitted with white suite comprising bath with separate wall mounted shower unit above and ceramic tiled walls around, pedestal wash hand basin and low level w.c., ceramic tiled walls, wall mirror, electric shaver socket, vertical towel rail/radiator, sealed unit frosted glass double glazed windows to side aspect, high roof void with double glazed Velux window.

OUTSIDE

To the front and side of the cottage there is a courtyard style brick paviour parking area and gated access leads to an enclosed area with an outside oil fired boiler, further gate leading to side passageway which leads into the rear garden.

The delightful and generous rear garden which enjoys a high degree of privacy and seclusion is a very special feature indeed. The garden is mainly laid to lawn with a great variety of mature shrubs and very well stocked borders around. There is a paved terrace immediately to the rear of the cottage and an attractive shinglestone area with shrubs to side, oil storage tank and large garden shed with lean-to fuel store to side and paved area to other side for bin storage. At the far end of the garden there is a timber constructed summerhouse and further mature shrubs and trees around.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		2021/91/EC

Guide Price £425,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council

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>.

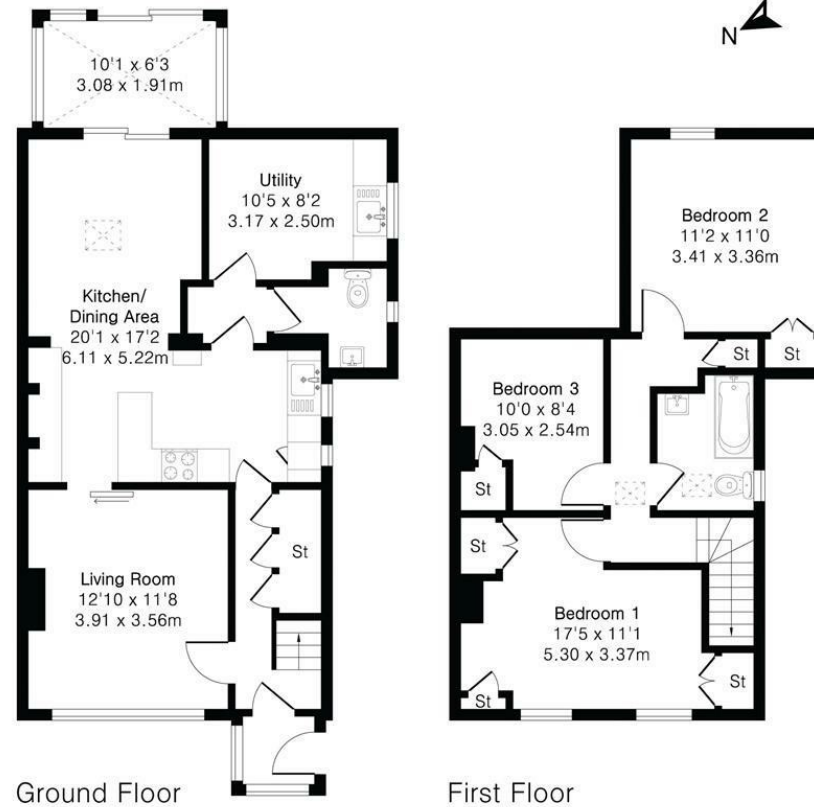
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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied 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.

Approximate Gross Internal Area 1215 sq ft - 113 sq m

Ground Floor Area 710 sq ft - 66 sq m

First Floor Area 505 sq ft - 47 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.

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