Burton End, West Wickham, CB21 4SD

CHEFFINS

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West Wickham,
CB21 4SD

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Guide Price £825,000

A most attractive and rather stylish detached house, architect designed in a traditional style and constructed in 2009 by J&J Alderton. Incorporating many special features of quality and character and providing exceptionally well proportioned and versatile living accommodation, together with underfloor heating on the ground floor and radiators on the first floor, feature sliding double glazed sash windows, some exposed beams and a feature cast iron fireplace within the principal reception room.

LOCATION

Blaybourne House occupies a delightful non estate position within Burton End which is part of the popular South Cambridgeshire village of West Wickham. The village is conveniently placed about 12 miles south east of the university City of Cambridge with easy access to Addenbrookes and the property is just 2 miles for the larger village of Balsham which provides an excellent range of local amenities including a primary school, village stores/post office, delicatessen/coffee shop, 2 inns and recreation ground. The village is also well placed for access to Linton which also offers a more extensive range of amenities including Linton Village College. For the commuter there are main line stations in Cambridge, Whittlesford and Audley End and the M11 motorway access points at Stumps Cross (Junction 9) and Duxford (Junction 10).

ATTRACTIVE OAK FRAMED PORCH
with high vaulted ceiling, outside light and a wood panelled front entrance door to:

RECEPTION HALL
with alarm system with keypad by door, built-in storage cupboard understairs, staircase rising to first floor, tiled floor and matwell, door to:

CLOAKROOM
with corner wash hand basin and low level w.c., wall mirror with lighting, fully tiled walls and flooring.

SITTING ROOM
with sealed unit double glazed window to front and rear aspect, feature central cast iron open fireplace with stone mantel and surround, granite hearth, decorative coving, exposed beam and a pair of full height sealed unit double glazed doors leading to paved terrace and garden.

STUDY
with sealed unit double glazed windows to front aspect, extensive oak bookshelves and storage cupboards.

FAMILY ROOM
with exposed oak timbers, sealed unit double glazed windows to rear aspect and opening to:

INNER HALL
with tiled flooring, door off to Utility room and further opening to:

KITCHEN/BREAKFAST ROOM
A stylish country style kitchen with range of attractive high quality fitted units incorporating a Villeroy & Boch double ceramic sink unit with mixer taps and cupboards below including water filter system, extensive base units comprising granite style work surfaces with matching splashbacks and cupboards and drawers below, integrated dishwasher, pull-out shelved carousel corner unit and pull-out bin store, two integrated ovens with a 4 point induction hob above, tiled splashbacks and a contemporary style Miele wall mounted extractor fan and a further Miele integrated gas hob unit, large central island with granite worktop, extensive cupboards, drawers and open shelving beneath, further base units comprising granite style work surfaces, cupboards beneath, wall storage cupboards and glass fronted display cabinets above, ceramic tiled flooring, opening to:

DINING ROOM
with tiled flooring, full height sealed unit double glazed windows to paved patio and rear gardens, door to:

WALK-IN PANTRY
with extensive fitted shelving, wine racks and space and plumbing for appliances, space for tumble dryer, fridge and freezer, ceramic tiled flooring.

DOOR FROM INNER HALL TO UTILITY ROOM
with stainless steel sink unit with mixer taps and cupboards below, built-in broom/storage cupboard, oil fired boiler, space and plumbing for washing machine, range of wall storage cupboards and a further built-in cupboard which also houses the controls for the underfloor heating, sealed unit double glazed door leading to driveway to front.

ON THE FIRST FLOOR

LANDING
with sealed unit double glazed windows to front aspect, built-in airing cupboard with slatted shelving, CH control system and hot water cylinder, radiator, door to:

PRINCIPAL SUITE
comprising:

ENTRANCE LOBBY
with built-in double wardrobes with automatic lights and opening to:

BEDROOM
with sealed unit double glazed windows to rear aspect, exposed beam, radiator, shower switch, opening to:

ENSUITE DRESSING ROOM
with range of built-in wardrobes, shelves to side and door to:

ENSUITE SHOWER ROOM
with large walk-in shower cubicle with wall mounted shower unit, twin wash hand basins set on a vanity style unit with drawers beneath, two wall mirrors with lights, radiator/towel rail, tiled walls and flooring, electric shaver socket, radiator, further recess with glass storage shelves.

BEDROOM 2
with radiator, sealed unit double glazed windows to front aspect, door to:

ENSUITE SHOWER ROOM
with large fitted shower cubicle with wall mounted shower unit, low level w.c., and wash hand basin with wall mirror above with lights, radiator/towel rail, tiled walls and flooring, electric shaver socket, extractor fan.

BEDROOM 3
with sealed unit double glazed windows to rear aspect, built-in wardrobes, trap door and loft ladder leading to roof space, radiator.

BEDROOM 4
with built-in double wardrobes/radiator, sealed unit double glazed windows to rear aspect.

BATHROOM
with a white suite comprising bath with separate shower unit above, ceramic tiled walls around, glazed shower screen, wash hand basin and low level w.c., ceramic tiled walls and flooring, wall mirror with lighting, radiator/towel rail, electric shaver socket, extractor fan, sealed unit double glazed sash windows to front aspect.

OUTSIDE
There is a long pebblestone driveway with mature hedgerow and mature shrubs to side which in turn leads to a pair of 5-bar gates which provide access to a further courtyard style driveway and parking area, mature shrubs and trees to side and there is also an attractive garden area laid to lawn with a variety of mature shrubs and hedgerow. Gated access leading to pathway and rear garden, further pedestrian gate leading into the rear garden off a driveway to the side which also gives access to neighbouring properties located behind Blaybourne House.

To the side and rear of the property itself there is a delightful landscaped south facing rear garden which enjoys a high degree of privacy and seclusion and is mainly laid to lawn with well stocked borders, mature shrubs and bushes around. There is also a large feature Yorkstone paved immediately to the side and rear of the house ideal for alfresco dining, granite and stone water feature, garden storage shed, trellis concealing oil storage tank, further patio area and pathway to side with a great variety of mature shrubs and trees around.

VENDORS NOTES
"We loved living at Blaybourne. It is full of light, welcome and warmth. The sense of flowing spaces reflects the skills of the local architect who was also the previous resident. He cleverly integrated technical excellence with historical references. West Wickham had attracted us but exceeded our expectations of cultural and social activities in such a small village. As so eloquently recorded in the monthly 'Village Voice' (tip: see the nature pieces), these include: The Historical Society, the Gardening and Badminton Clubs , the spacious allotments, the children's playground, an indoor bowling group may still exist, friendly Church-life. There are many social occasions such as Coffee Mornings in the Community Hall where there are also martial arts classes and numerous gatherings for both children and adults to have fun and enjoy good conversation. Nearby villages such as Balsham and Linton, both with schools, are similarly lively hubs. Should you come to live in West Wickham you're sure to meet some delightful folks, not least among the charming and very helpful neighbours."

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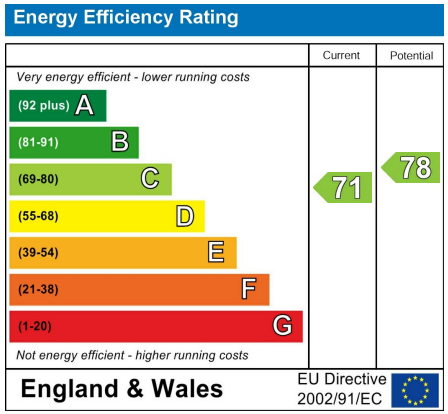

Guide Price £825,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

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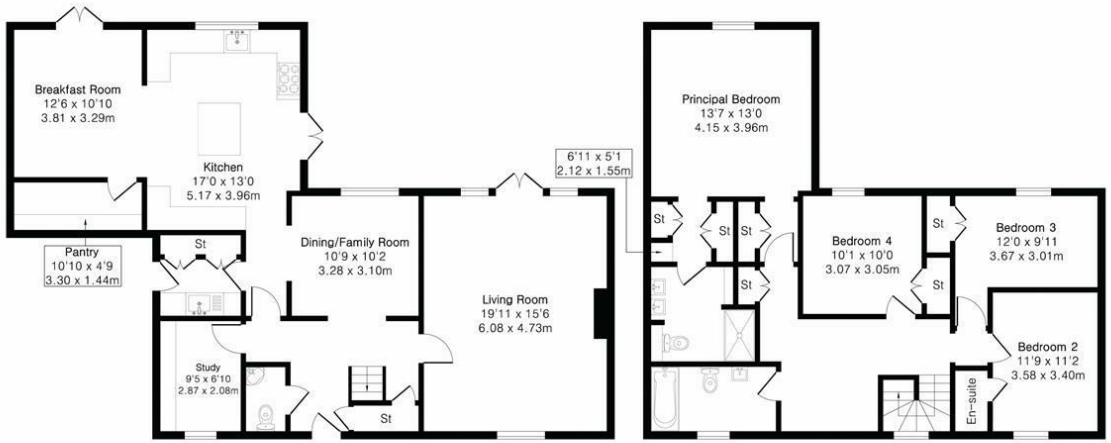
Approximate Gross Internal Area 2078 sq ft - 193 sq m
Ground Floor Area 1132 sq ft – 105 sq m
First Floor Area 946 sq ft – 88 sq m



PINK PLAN

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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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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