



Burton End, West Wickham, CB21 4SD

CHEFFINS

Burton End

West Wickham,
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The Old Vicarage is a most impressive and quite enchanting Grade II listed detached Period residence, together with delightful mature gardens, extending in all to about 1.12 acres. This striking and most attractive country home comprises a 17th century timber framed thatched cottage which was subsequently enlarged during the Georgian period and the result is a rare blend of different centuries of English domestic architecture, where historic craftsmanship and later refinement sit comfortably together. The property, for much of its history, was closely associated with the parish clergy serving as the village vicarage. The property has been extensively and sympathetically improved more recently and incorporates many original features of immense charm and character including elegant fireplaces, exposed beams and timbers together with high ceilings and moulded cornices to the major part of the property. The extensive accommodation extends in all to about 3,265 sqft and provides exceptional space and versatility including three generous reception rooms and an open plan kitchen with Aga. The delightful landscaped mature gardens extend in all to about 1.12 acres and include an extensive courtyard style parking area together with useful outbuildings.

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Guide Price £1,400,000





LOCATION

The Old Vicarage occupies a rather special and commanding position in the heart of the picturesque hamlet of Burton End which is located towards the edge of the South Cambridgeshire village of West Wickham and is conveniently located about twelve miles south east of the university City of Cambridge. West Wickham is also conveniently placed for access to the towns of Haverhill and Newmarket and is also well placed just two miles from the larger village of Balsham which provides excellent local amenities including a primary school, stores/post office, delicatessen/coffee shop, two inns and a recreation ground. The larger village of Linton is also close by and for the commuter there are main line stations in Cambridge, Whittlesford and Audley End and the nearest M11 motorway access points are located at Stumps Cross (Junction 9) and Duxford (Junction 10).

ENTRANCE DOOR

leading to:

ENTRANCE HALL

with radiator, high level meter cupboard with fuse boxes, tiled floor, and step up to:

RECEPTION HALL

with a stone tiled floor, two double radiators, staircase leading to first floor, archway to feature door with glazed inserts leading to:

SHOWER ROOM

with low level wc, wash hand basin, shower cubicle with wall mounted shower head, wall mounted radiator/towel rail and sealed unit double glazed window to side aspect.

REAR HALL

with high vaulted ceiling, exposed brickwork, tiled floor, glazed windows to side aspect and a pair of glazed French doors leading to the gardens.

DRAWING ROOM

An atmospheric and quite delightful principal reception room with its own unique ambience and central cast iron firegrate and open fire with marble hearth, recess to side with fitted cabinets, wall storage cupboards and display shelving, two radiators with decorative covers, a pair of glazed French doors to the rear hall with wooden shutters to either side and further French doors with glazed inserts leading to the paved terrace and rear garden with wooden shutters to either side.

DINING ROOM

with a feature cast iron firegrate and open fireplace with tiled hearth, recess to side with display shelving, cupboards to either side and beneath, natural wooden flooring, double radiator, picture rail and moulded cornices and a pair of feature French doors with glazed inserts leading to gardens.

INNER LOBBY

with tiled floor and fitted shelving, door through to:

FAMILY ROOM/KITCHEN

A wonderful open plan light and spacious living area with a feature Inglenook fireplace with a tiled hearth, exposed timbers, small paned glass windows to front aspect, radiator, natural wood style flooring and a pair of full height glazed windows leading to the rear gardens, exposed beams and panelled wall, leading through to the split level Kitchen has a range of bespoke units and incorporates an inset butler sink with cupboards below, pull-out baskets set beneath worktops to side, further base units comprising work surfaces with cupboards and drawers beneath, central fireplace recess with space and connection for range style cooker, radiator, glazed windows to front and rear aspect, door and rear staircase leading to first floor. Opening to a further rear

area of the kitchen with another inset butler sink with mixer taps and cupboards below, worktops to side with an integrated Bosch dishwasher to side, space for electric oven, integrated refrigerator and further base units with worktops and cupboards beneath, folding doors leading to a shelved pantry and storage area and a recess with extensive fitted shelving, exposed timbers, glazed windows to side and rear aspect overlooking the gardens.

OFF ENTRANCE HALL

steps down to:

UTILITY ROOM

with large inset sink with mixer taps and cupboards below, further natural wood style worktops with cupboards beneath, upright shelved storage cupboards and space and plumbing for dishwasher and washing machine, further extensive storage cupboards, built-in broom cupboard, and space for an upright fridge/freezer. Boulter oil fired boiler and part glazed door to gardens to side.

ON THE FIRST FLOOR

LANDING

with radiator with decorative cover, small pane glass windows to front and rear aspect, opening leading to:

SMALL INNER LANDING

and door off to:

PRINCIPAL BEDROOM

with windows to side and rear aspect overlooking the gardens, trap door to roof space, two radiators with decorative covers, built-in shelved storage cupboard.

BEDROOM 2

with double radiator, built-in wardrobes with shelved storage cupboards to side and above, picture rail, double radiator, small pane windows to side aspect.

BATHROOM

with suite comprising bath on claw and ball feet, pedestal wash hand basin with low level w.c., radiator/towel rail, natural wood style flooring, part panelled walls, trap door to roof space and windows to side aspect overlooking the gardens, electric shaver socket.

BEDROOM 3

with double radiator, picture rail, glazed windows to side aspect, door to:

ENSUITE SHOWER ROOM

walk-in shower cubicle with fixed head shower unit and hand held shower, vanity style unit with circular wash hand basin with cupboards below, and set on a natural wood style top, low level w.c., radiator/towel rail, ceramic tiled flooring, extractor fan.

REAR LANDING

with exposed brick chimney breast and built-in eaves storage cupboard, door to:

BEDROOM 4

with feature cast iron firegrate, exposed beams, double radiator, windows to front aspect and door to:

BEDROOM 5

with wealth of exposed beams and timbers, fitted storage cupboards and built-in cupboard housing hot water cylinder, fitted bookshelves, radiator, windows to front aspect and door to:

FURTHER REAR LANDING

with stairs leading down to the Family Room, exposed timbers and door to:

SHOWER ROOM

with a walk-in shower area with tiled walls, shower unit, glazed screen, pedestal wash hand basin and low level w.c., exposed timbers, radiator, windows to side aspect.

OUTSIDE

To the front of the property there is an extensive hedgerow with brick paved entrance leading to the generous courtyard and parking area to front and side of the property. There is also a paved area with sink and outside taps, raised borders and shrubs. Behind the garage there is a brick built former GARAGE and store and two gates leading into the side and rear gardens.

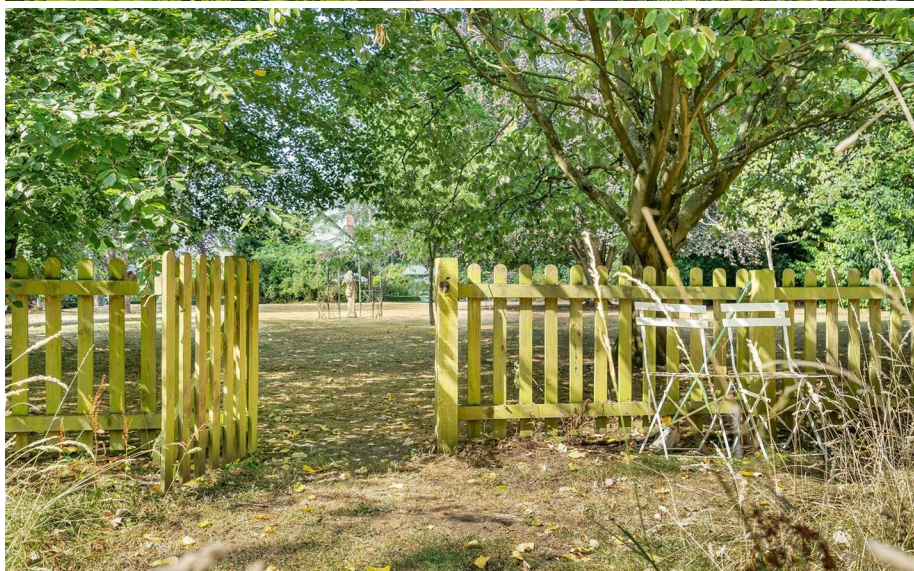
The delightful and generous mature landscaped gardens are a very special feature indeed and enjoy privacy and seclusion and are principally laid to lawn with a great variety of mature shrubs, well stocked borders and fine mature trees around. Immediately adjacent to the property itself there is a secluded paved patio area and a larger paved terrace ideal for al fresco dining and entertaining. Adjacent to the terrace there is a timber constructed summerhouse with windows to both sides and a pair of glazed doors to front. Adjacent to the terrace there are very well stocked borders and a variety of shrubs with low level hedging around and a wide paved pathway provides access to a shrub covered pergola. To the extensive gardens beyond which are again laid to lawn with a variety of mature shrubs, bushes and trees around. There is a further timber constructed summerhouse/store in the far corner of the garden and a further area of garden with access through a low level fencing and gate which leads to a more natural area laid to grass with trees around, timber constructed storage sheds. Access from the large terrace leads to a further garden area to side with greenhouse and three raised vegetable borders, a variety of mature shrubs and trees, timber storage shed and oil storage tank.







Guide Price £1,400,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire
District Council



**Approximate Gross Internal Area 3265 sq ft - 304 sq m
(Excluding Outbuildings)**

Ground Floor Area 1708 sq ft – 159 sq m

First Floor Area 1557 sq ft – 145 sq m

Outbuildings Area 699 sq ft – 65 sq m



Ground Floor

First Floor



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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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.



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