



High Street, Balsham, CB21 4EP

CHEFFINS

High Street

Balsham,
CB21 4EP

A unique and very special opportunity to acquire a charming and most delightful detached single storey home which is part of a small select development of just four properties known as Lower Farm Barns, sited within the curtilage of a Grade II listed farmhouse (Lower Farm) and part of a scheme which was originally designed and constructed or converted by J&J Alderton who were specialist developers in the area over 20 years ago. The property provides versatile and cleverly designed accommodation together with an easily maintained, courtyard style parking and integral garage.

3 2 1

Guide Price £795,000





LOCATION

The property occupies a most desirable position just off the High Street in the highly sought after South Cambridgeshire village of Balsham which is conveniently located just 10 miles south east of the university City of Cambridge and is within easy reach of major routes into the city and Addenbrookes Campus. Balsham also provides an excellent range of local amenities including a stores/post office, delicatessen, coffee shop, primary school, fine church, 2 inns and recreation ground. For the commuter the village is well placed for access to the M11 motorway and main line stations at Whittlesford, Audley End and Cambridge.

TRADITIONAL ENTRANCE PORCH

with outside light and part glazed entrance door to:

RECEPTION HALL

with feature exposed beams and timbers, tiled floor, double radiator, glazed screen and a pair of part glazed doors leading into:

PRINCIPAL RECEPTION ROOM

A delightful light and spacious room with feature high vaulted ceiling which is open to the full height of the building and includes exposed beams and timbers and a most impressive exposed brick chimney breast and fireplace with woodburning stove, natural wood style flooring, four double radiators, sealed unit double glazed windows to front aspect overlooking the courtyard area, sealed unit double glazed windows to rear aspect overlooking the gardens and a pair of part glazed doors leading to paved terrace and gardens.

CLOAKROOM

with wash hand basin and tiled splashback, low level w.c., ceramic tiled floor, double radiator, sealed unit double glazed windows to rear aspect.

A PAIR OF GLAZED DOUBLE DOORS LEADING

into:

KITCHEN/BREAKFAST ROOM

with range of units incorporating an inset sink unit with mixer taps and cupboards below, extensive fitted base units comprising natural wood style work surfaces with cupboards and drawers below, range of wall storage cupboards and an integrated upright fridge and freezer, integrated oven and grill with a 4 point Neff induction hob to side set into worktop with concealed extractor cooker hood above, tiled splashbacks, feature tiled floor, double radiator, sealed unit double glazed windows to side aspect overlooking the courtyard and sealed

unit double glazed windows to both side aspect including views of the courtyard. Door to:

UTILITY ROOM

with inset stainless steel sink unit with mixer taps, cupboard below, worktops to either side with space and plumbing beneath for automatic washing machine, space for tumble dryer, wall storage cupboards, extractor fan, ceramic tiled floor, and internal door to garage.

FROM MAIN RECEPTION HALL

opening to:

INNER AND REAR HALL

with trap door and loft ladder to roof space, high level sealed unit double glazed windows to side aspect, radiator, built-in airing cupboard housing hot water cylinder.

STUDY/BEDROOM 3

with radiator, sealed unit double glazed windows overlooking the rear gardens, built-in double wardrobes.

PRINCIPAL BEDROOM 1

with double radiator, sliding double glazed sash windows overlooking the rear gardens and a pair of full height sealed unit double glazed doors leading to the gardens. Large walk-in wardrobe with clothes rail and shelving and light, door to:

ENSUITE SHOWER ROOM

which has been designed as a wet room with a large shower area with wall mounted shower unit, tiled floor, pedestal wash hand basin and low level w.c., part ceramic tiled walls, electric shaver socket and sealed unit double glazed windows to rear aspect, traditional style radiator/towel rail.

BEDROOM 2

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

BATHROOM

with bath with shower attachment and glazed shower screen, part ceramic tiled walls around, pedestal wash hand basin, electric shaver socket, tiled walls around, radiator, low level w.c.

OUTSIDE

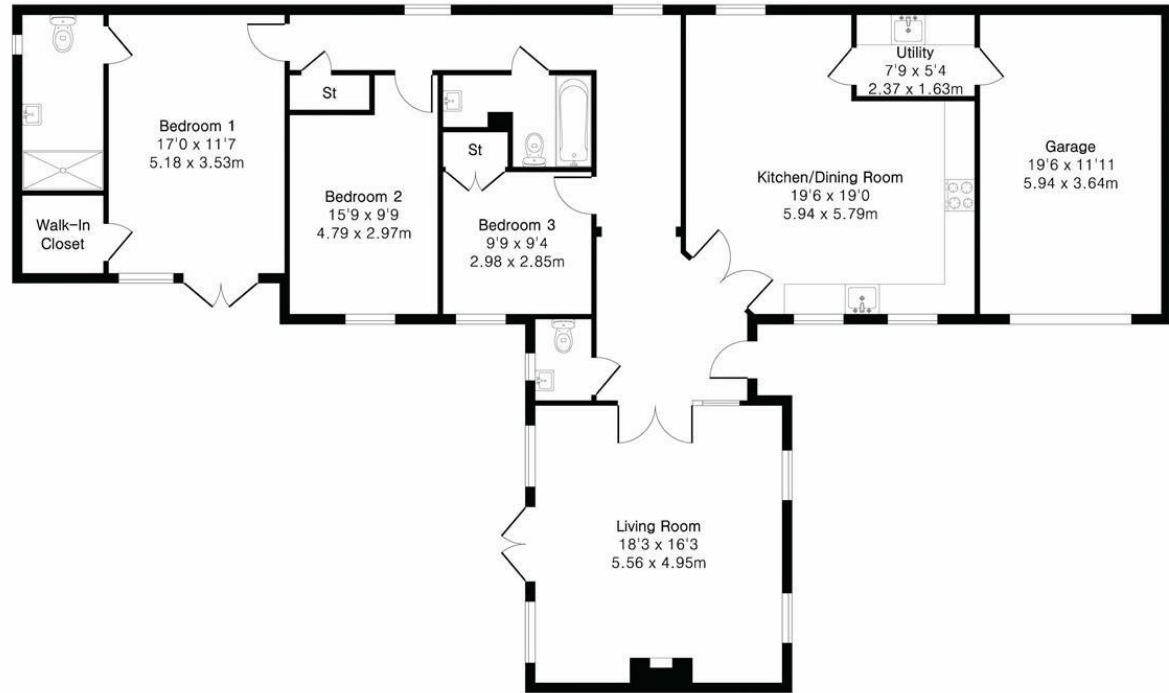
To the front of the property there is a brick paviour courtyard style parking area adjacent to which there is an up and over door which leads to an INTEGRAL GARAGE and outside light, gated access to paved pathway to side which in turn leads into the south west facing rear garden. To the side of the property there is a small area of garden with shrubs and brick paviour entrance leads to the main courtyard which serves the four barns and over which provides access to the driveway for 113a.

The rear garden is enclosed and is laid to lawn and enjoys a high degree of privacy and seclusion. There is a large paved terrace immediately adjacent to the property itself with an olive tree and mature yucca and borders to side, large storage shed in one corner of the garden and a further gated access to a small paved courtyard style walled area utilised for storage.





Approximate Gross Internal Area 1566 sq ft - 145 sq m
Garage Area 235 sq ft – 22 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £795,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

Council



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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.