

The Old School, Church Lane, Balsham, CB21 4DS

CHEFFINS

CHEFFINS

Church Lane

Balsham,
CB21 4DS

6 3 2

Guide Price £795,000



A unique opportunity to acquire a substantial and most impressive detached Victorian former school of immense charm and character, together with its own rather special ambiance and charisma. The property provides exceptionally versatile living accommodation on one level apart from a first floor gallery/mezzanine which overlooks the stunning former school room which is open to the full height of the building. The accommodation extends in all to about 3,500 sqft and provides flexibility which could also incorporate an annexe or similar. The delightful and generous mature gardens enjoy considerable privacy and seclusion. There is a courtyard style driveway and parking area adjacent to which is a double garage.









LOCATION

The Old School occupies a rather special position right in the heart of the village and the picturesque Church Lane. It partly fronts onto the High Street and overlooks the quite delightful village green with its unique Prince memorial which was built in 1932. The most desirable and highly sought after South Cambridgeshire village of Balsham provides an excellent range of local amenities many of which are just a short walk away and include a fine church, stores/post office, delicatessen/coffee shop, primary school, public houses, inn/restaurant and recreation ground with bowls club and children's playground nearby. The university City of Cambridge is just 10 miles away and also within easy reach of Addenbrookes Campus which is on the southern edge of the city. For the commuter the village is well placed for access to major routes including the A11, A14 and M11 motorway. There are also main line stations in Whittlesford, Audley End and Cambridge itself.

FRONT ENTRANCE DOOR
to:

ENTRANCE HALL
with coat hooks, wall cupboard with meters and fuse boxes, feature tiled floor, radiator, glazed windows to side aspect. Panelled door leading to:

FORMER SCHOOL ROOM
which has now been converted to a wonderful and atmospheric PRINCIPAL RECEPTION ROOM with high vaulted ceiling which is open to the full height of the building, two radiators, natural wood flooring and feature semi-arched windows to front and rear aspects which enjoy a wonderful vista over the rear gardens and there is a pair of part glazed full height doors leading to a paved rear terrace and gardens, wooden staircase leads up to first floor galleried mezzanine. There are steps down to a further area with two radiators, recess with fitted bookshelving and sink unit with cupboards below.

FIRST FLOOR GALLERY/MEZZANINE
which is currently used as a study area with large full height feature windows and window shelf, glazed panels which overlook the principal reception room.

GROUND FLOOR BEDROOM WING
with INNER HALL with radiator and high level roof light, built-in storage/cloaks cupboard.

BEDROOM 2
with glazed windows overlooking the gardens to rear, radiator.

BEDROOM 3
with radiator and glazed arched window to side aspect overlooking the front courtyard area.

BATHROOM
with bath with shower attachment and ceramic tiled walls around, glazed shower screen, pedestal wash hand basin with wall mirror above, low level w.c., radiator, high level roof light.

FROM PRINCIPAL RECEPTION ROOM
there is part glazed panelled door to:

REAR HALL
with ceramic tiled flooring, built-in cupboard which also houses a hot water cylinder, full height windows overlooking the rear terrace and gardens and door leading to:

INNER HALL
with trap door to roof space, natural wood style flooring and two archways which open into:

DINING ROOM
an atmospheric room with feature high ceiling, natural wood style flooring, three radiators, full height glazed sash windows which enjoy a wonderful views over the rear terrace and gardens.

MAIN RECEPTION HALL
with high level roof light, two radiators, and secondary double glazed sash windows to front aspect which enjoy a rather special view towards the historic Prince memorial and picturesque village green, glazed doors leading to COVERED PORCH with tiled floor and pathway leading to the courtyard style parking area.

SECOND GROUND FLOOR WING
with:

HALL
built-in wardrobe/storage cupboard, and further built-in shelved cupboard, enjoying views of the High Street, bandstand and village green.

BATHROOM
with white suite comprising bath, wall mounted Aqualisa power shower, ceramic tiled walls around, glazed folding shower screen, pedestal wash hand basin and low level w.c., wall mounted towel rail, two recesses with sash windows to front aspect with large worktops.

BEDROOM 4
with radiator, sash windows to side aspect with views of the bandstand and village green, sash windows to rear aspect.

BEDROOM 5
with range of fitted storage cupboards and wardrobe, radiator, high ceiling and large secondary double glazed sash windows overlooking the courtyard parking area to side, fitted desktop and wall mirror.

STUDY/BEDROOM 6
with recess with fitted shelving, further fitted shelves, radiator, sliding sash windows to side aspect.

PRINCIPAL SUITE AND BEDROOM 1
with high ceilings, extensive range of built-in wardrobes with cupboards above, secondary double glazed sash windows to side aspect, door leading to:

ENSUITE BATHROOM & SHOWER ROOM
An intriguing and particularly spacious area comprising bathroom suite including bath, low level w.c. and wash hand basin, recess with mirror fronted cabinets, high level roof void with a double glazed Velux style window, feature tiled walls, and opening to a further area with a large walk-in shower with wall mounted shower unit, second wash hand basin, recess with mirror fronted cabinets and shelf and a wall mounted towel rail.

ARCHWAY TO INNER LOBBY
with a pair of full height doors leading to covered porch, pathway and rear gardens and further archway to:

KITCHEN/BREAKFAST ROOM
with an inset one and a half bowl sink unit with mixer taps, drawers beneath, extensive fitted base units to either side with fitted worktops with cupboards and drawers below, integrated 4 point Neff induction hob with tiled splashbacks and extractor cooker hood above, integrated AEG oven and grill and pull-out shelved larder cupboard to side, fitted dresser style unit with cupboards beneath, space for upright fridge/freezer and secondary double glazed sash windows to front aspect with a direct view of the village green and further windows to side looking up Church Lane, radiator, mixture of double glazed and secondary glazed windows overlooking the rear gardens, sliding glazed door and further glazed door leading to:

GARDEN ROOM/CONSERVATORY
A wonderful light and spacious room with triple aspect double glazed windows which enjoy beautiful views of the rear gardens, ceramic tiled floor, part high semi-vaulted ceiling, door off to:

CLOAKROOM
with w.c. and wash hand basin with tiled splashback and door to:

UTILITY ROOM
with inset twin bowl stainless steel sink unit with worktop to side and cupboards below, further worktops with space and plumbing beneath for appliances, space for refrigerator, radiator, glazed windows to side and front aspect with views of the village green, recess with fitted shelving, large built-in storage/cloaks cupboard and built-in broom cupboard.

OUTSIDE
To the side of the property there is a low brick wall and entrance to the extensive courtyard style parking and turning area adjacent to which is a DOUBLE GARAGE with twin up and over doors. Recessed area to side with air source heat pumps with trellising around. There is also a garden area laid to lawn with a variety of mature shrubs, and well stocked borders around. Further garden area to side with lawn and fine mature trees including fruit trees. Pathway and gated access to side which in turn leads to a further pathway which leads around the side of the property and provides access to the rear garden. Either side of the pathway there are well stocked borders and a variety of mature shrub.

The delightful and generous mature rear gardens enjoy a high degree of privacy and seclusion and are principally laid to lawn with a great variety of mature shrubs, bushes, trees and very well stocked borders around. There is also a large paved terrace immediately adjacent to the property itself and close to this area there is a brick built store with light and power and a most attractive garden pond and water feature, further secluded garden area with well stocked borders, lean-to greenhouse and a pair of wooden gates which provide access onto High Street.

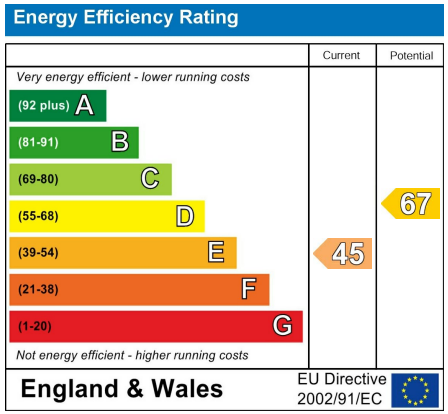
AGENTS NOTE
The property has the benefit of an air source heat pump and solar panels.



















Guide Price £795,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council



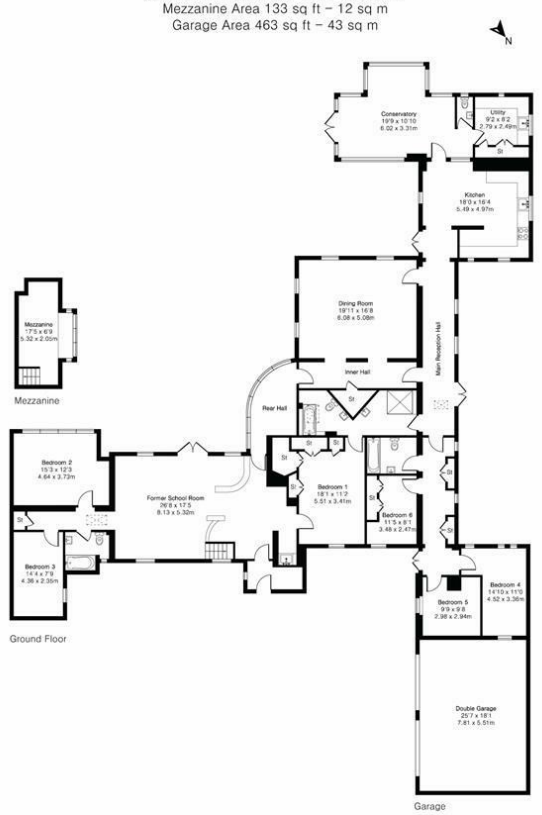






CHEFFINS

Approximate Gross Internal Area 3500 sq ft -325 sq m
(Excluding Garage)
Ground Floor Area 3367 sq ft – 313 sq m
Mezzanine Area 133 sq ft – 12 sq m
Garage Area 463 sq ft – 43 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.

CHEFFINS

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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

CHEFFINS