



Shudy Camps Park, Shudy Camps, CB21 4RD



Shudy Camps Park

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- NO ONWARD CHAIN
- Village Location
- Equestrian Facilities
- Three Stables, Feed Room, Tack Room, Hay Store
- Two Paddocks Approx 1.65 Acres
- Four Bedrooms
- Two Reception Rooms
- Garage and Driveway
- EPC Rating D

Offered for sale with no onward chain is a splendid four bedroom Mews House set in beautiful gardens, within the charming village of Shudy Camps. The property offers equestrian facilities consisting of two paddocks (approx 1.7 acres), three stables with tack and feed rooms. (EPC Rating D)

4 2 2

Guide Price £600,000





LOCATION

Shudy Camps is a desirable and unspoilt South Cambridgeshire Village which lies approximately five miles from the thriving town of Haverhill with Saffron Walden and Cambridge eight miles and twelve miles distant. Facilities within the village include a church with the main line station of Audley End approximately ten miles distant, providing a frequent service to Liverpool Street. A primary school and public house are located in Castle Camps, approximately two miles distant.

GROUND FLOOR

ENTRANCE HALL

Window to side, radiator, stairs, doors to:

DINING ROOM

Window to rear, radiator, open to:

LIVING ROOM

Fireplace, double doors to garden, window to front, radiator, open to:

KITCHEN

Fitted base and eye level units, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, electric Range oven, window to front, door to side, door to garage.

WC

Two piece suite comprising low level wc and hand wash basin, obscure window to side, radiator,

FIRST FLOOR

LANDING

Window to side, storage cupboard, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to side, radiator, storage cupboard.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low wc, hand wash basin, heated towel rail, extractor fan, obscure window to side.

SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail.

GARAGE AND PARKING

The garage sits adjacent to the property with wooden hinged doors, and power and lighting connected. There is a storage area/garden room connected and door through to the kitchen. Driveway for 2/3 vehicles.

REAR GARDEN

The rear garden is enclosed by timber fencing with a pathway access to the two paddocks and garage. Predominantly laid to lawn with mature shrubs and trees.

STABLES

Three stables, feed room, tack room, hay store.

PADDOCKS

There are two paddocks which are approximately 1.65 acres, they are split into two by a small fence which can be removed to be opened into one paddock.

MATERIAL INFORMATION

EPC - D

Council Tax - F

Square Footage - 1431

Property Type - Semi-Detached

Property Construction - Brick Construction with Tile Roof

Parking - 1 Garage and driveway for 2/3 vehicles

Rights of Way, Easements, Covenants - Unknown

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating source - Oil Central Heating

Broadband Connected - Yes

Broadband Type - Unknown

Mobile Signal/Coverage - Unknown

Flood risk - Low

Coal field / Mining area - None

AGENTS NOTE

VIEWINGS By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







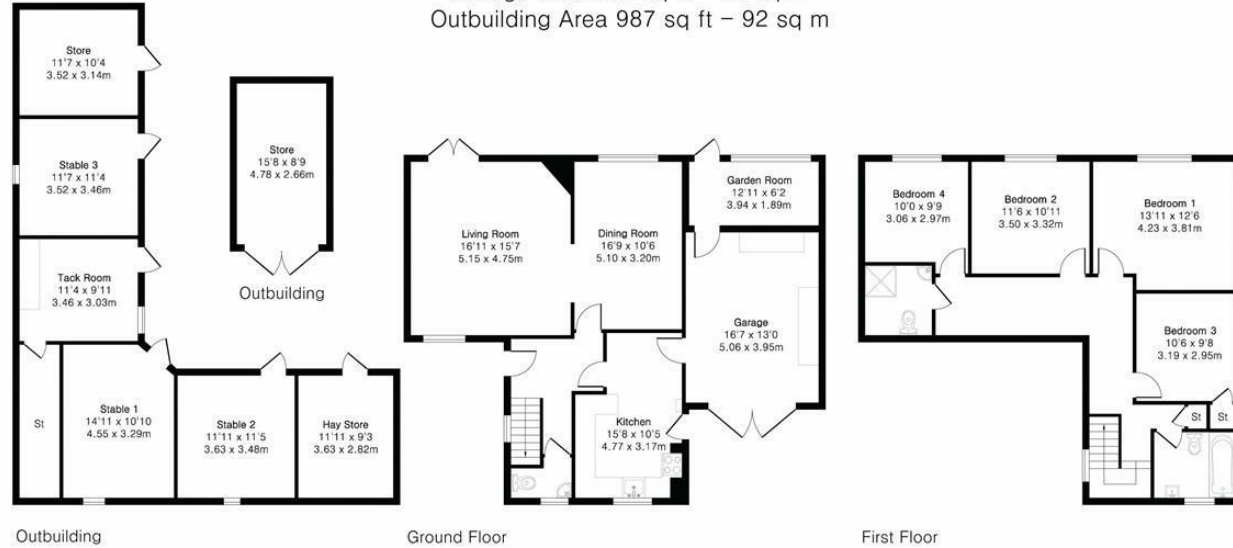
**Approximate Gross Internal Area 1626 sq ft - 152 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 792 sq ft – 74 sq m

First Floor Area 834 sq ft – 78 sq m

Garage Area 215 sq ft – 20 sq m

Outbuilding Area 987 sq ft – 92 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (62 plus) A	98
(51-61) B	
(39-50) C	
(29-38) D	
(19-28) E	
(9-18) F	
(1-8) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £600,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire



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.



[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.