



Church Street, Withersfield, CB9 7SG

CHEFFINS

Church Street

Withersfield,
CB9 7SG

- Charm and Character
- Two Reception Rooms
- Conservatory
- Three Bedrooms
- Delightful Garden
- Views Of Church
- Oil Heating
- Freehold
- EPC Rating F

A charming sympathetically improved and extended detached property together with delightful and generous mature gardens and off-street parking, occupying a slightly elevated and most desirable village setting with views towards the parish church. (EPC Rating F)

3 1 3

Guide Price £495,000





LOCATION

The charming and picturesque village of Withersfield with its fine church, village green and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (14 miles), M11 (10 miles), Saffron Walden (13 miles) and Bury St Edmunds (15 miles).



ENTRANCE HALL

With exposed brick chimney breast, radiator, part glazed door to:

SITTING ROOM

16'6" x 11'4" (5.03m x 3.45m)

With fine Inglenook fireplace with woodburning stove set back on a brick hearth, built in cupboard adjacent, exposed timbers, two radiators, windows to front aspect, and large sliding patio doors to terrace and rear garden.

DINING ROOM

16'6" x 12'6" (5.03m x 3.81m)

With fine Inglenook fireplace with multi-fuel stove set on a brick hearth, two radiators, sliding patio doors to rear terrace and gardens, built-in storage cupboard to side of fireplace and stairs leading off to first floor, window to front aspect.

KITCHEN

Recently re-fitted base and eye level units, ceramic sink, mixer tap, integrated dishwasher, fridge/freezer, electric Range style cooker with double oven, underfloor heating, hatch to roof space and glazed door to:

CONSERVATORY

12'3" x 9'0" (3.73m x 2.74m)

This has recently been improved by the current vendors and has now been fitted with a guardian warm roof. Fitted storage cupboards housing washing machine, tiled floor with underfloor heating, windows overlooking gardens and french double doors to terrace and garden. Door to:

CLOAKROOM

With ,WC wash hand basin, tiled floor.

LANDING

With feature exposed brick chimney breast and large windows to rear aspect with glorious views over garden.

BEDROOM ONE

12'8" x 9'9" (3.86m x 2.97m)

With radiator, windows to front aspect with views towards the church, exposed beam, loft hatch to roof space, opening to:

DRESSING ROOM

5'7" x 7'0" (1.70m x 2.13m)

Into sloping eaves with clothes rail set into recess, radiator, high semi-vaulted ceiling, door to:

ENSUITE SHOWER ROOM

With tiled walls, laminate flooring and fitted shower unit comprising wall mounted shower and glazed door, low level w.c and small wash hand basin, extractor fan, high semi-vaulted ceiling.

BEDROOM TWO

11'2" x 9'8" (3.40m x 2.95m)

With radiator, exposed beams, large built-in airing cupboard, windows to front aspect with views towards the church.

BEDROOM THREE

11'2" x 7'0" (3.40m x 2.13m)

With radiator, exposed beam and window to rear aspect overlooking the garden.

BATHROOM

Bath with ceramic tiled surround and mixer tap/shower attachment, vanity wash hand basin, double radiator, built in shelved storage cupboard, door to:

WC

With low level w.c.

OUTSIDE

To the front of the property there is a recessed concreted parking area for two vehicles and an elevated garden laid mainly to lawn with pathway leading up to the front door and also to pathway

and side access around the cottage.

To the rear there is a delightful south facing garden which enjoys privacy and seclusion and is a rather special feature and also enjoys a view towards the church tower. The gardens are principally laid to lawn with a great variety of mature shrubs, bushes, trees and hedgerow around and also well stocked borders. There is also a large paved terrace immediately adjacent to the cottage and steps leading to an oil storage tank. There is a large timber storage shed, tool shed, wendy house and bake house.

FORMER BAKEHOUSE

10'3" x 8'6" (3.12m x 2.59m)

Brick and slate which is an intriguing and unique building retaining some of the original bread oven and chimney breast with original copper to side with a high semi-vaulted ceiling, light and power and window to side aspect.

Viewing - By appointment through the selling 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.





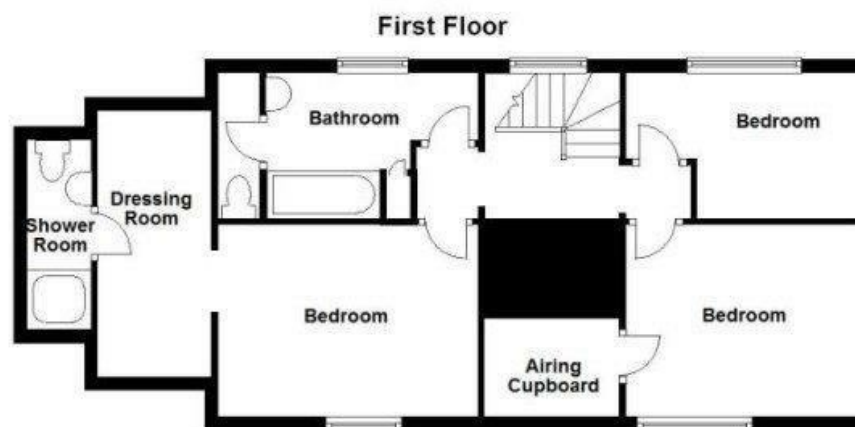
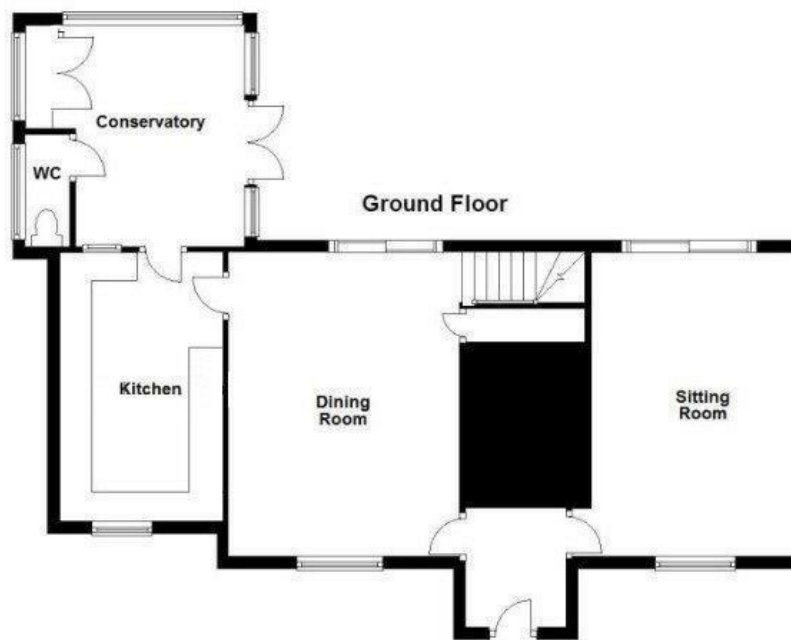
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		94	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	34		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £495,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



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.



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