



Main Street, Shudy Camps, CB21 4RA

**CHEFFINS**



## Main Street

Shudy Camps,  
CB21 4RA

- Characterful two/three bedroom home
- Open kitchen/diner
- Sitting room with exposed beams and a wood burning stove
- A charming rear garden
- Driveway and a detached garage/workshop
- Idyllic village setting

A lovely two/three bedroom cottage situated in an idyllic village location with pleasant views over adjoining countryside. The property offers a unique ambiance, together with a charming rear garden, driveway and workshop/garage.

3 2 2

**Asking Price £500,000**







## LOCATION

Shudy Camps is a desirable and unspoilt South Cambridgeshire village with a welcoming and active community. It lies approximately seven miles from the thriving market town of Saffron Walden, with many independent shops, supermarkets, centres for the arts and schools. Cambridge is only 12 miles away with mainline stations serving Stansted Airport, Liverpool Street and Kings Cross stations.



## FRONT ENTRANCE DOOR

into:

## ENTRANCE HALL

with doors to adjoining rooms, fitted storage cupboard, stairs rising to first floor.

## DOWNSTAIRS SHOWER ROOM

with ceramic wash hand basin, vanity unit beneath, low level w.c., shower unit and heated towel rail.

## SITTING ROOM

with feature fireplace, windows to front and side aspect.

## KITCHEN

with base and eye level units, space for electric double oven, stainless steel sink, integrated Bosch dishwasher, 4 ring induction hob, extractor fan over, space for freestanding fridge/freezer, window to rear aspect, opening into:

## DINING AREA

with Velux windows providing a good degree of natural lighting, windows to rear and side aspect, glazed door with external rear access.

## FAMILY ROOM/BEDROOM 3

with glazed windows to front and rear aspect, feature redbrick Inglenook fireplace.

## ON THE FIRST FLOOR

## LANDING

with doors to adjoining rooms, airing cupboard, further fitted storage cupboards, glazed windows to front aspect, loft access.

## BEDROOM 1

with windows to side and rear aspect, fitted wardrobes and fitted recessed storage cupboards.

## BEDROOM 2

with glazed windows to front aspect, fitted wardrobes, recessed storage cupboards.

## BATHROOM

with pedestal wash hand basin, low level w.c., heated towel rail, rolltop bath with shower attachment, window to rear aspect.

## OUTSIDE

Block paved driveway providing off-street parking for several vehicles

leading up to GARAGE/WORKSHOP which is accessed via a set of timber doors, power and lighting, glazed window to the rear and loft access with pull-down ladder providing useful storage and separate access door.

Sunken paved Indian sandstone terrace area with attractive wall bordering and fig tree. A secluded lawned area with bordering mature hedges, stepping up into an elevated part of the garden with raised central beds, shed and a further lawned area with wonderful views over the adjoining countryside.

## VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		43
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Asking Price £500,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1753 sq ft – 163 sq m

Ground Floor Area 877 sq ft – 81 sq m

First Floor Area 633 sq ft – 59 sq m

Outbuilding Area 243 sq ft – 23 sq m



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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.