



Mill Green, Shudy Camps, CB21 4QZ

CHEFFINS

Mill Green

Shudy Camps,
CB21 4QZ

- Beautifully presented
- 1.67 acre plot
- A wealth of period features
- Five bay cart lodge/garage
- Idyllic rural location
- Self contained annex

A charming period cottage which has been finished to a high standard with exceptional craftsmanship throughout. The grounds extend to 1.67 acres with pleasant views over the adjoining countryside, a self contained annex and a five bay garage/cart lodge.

5 4 4

Guide Price £1,300,000





LOCATION

Mill Green is a hamlet nestled within the village of Shudy Camps, just a short distance from the larger village of Horseheath, which offers an inn/restaurant and a beautiful historic church. Ideally situated around 12 miles southeast of Cambridge, this charming rural location provides excellent connectivity to the city and beyond. The area benefits from easy access to major road networks, including the A11 and M11 offering convenient routes to London and Stansted Airport. Regular train services to London Liverpool Street are available from Audley End and Whittlesford stations. Everyday amenities are close at hand in the village of Linton, just 3 miles away, with the market town of Saffron Walden approximately 8 miles to the south, offering a wide range of shops, cafes, and cultural attractions.

GROUND FLOOR

RECEPTION HALL

Access is via an oak entrance porch with glazed windows, opening into the reception hall with stairs rising to the first floor, feature red brick fireplace with wood burning stove, built-in storage cupboard and doors to adjoining rooms.

CLOAKROOM

This room has an attractive exposed flint wall and comprises a stone hand wash basin, low level WC, fitted storage cupboard with space and plumbing for washing machine/tumble dryer.

DRAWING ROOM

A spacious room with a vaulted ceiling and solid oak exposed beams, feature red brick fireplace with oak bressumer and wood burning stove, fitted storage cupboard. glazed bi-folding doors to both side aspects.

DINING ROOM

Dual aspect with glazed windows to the front and side together with glazed French doors to the rear, feature fireplace with wood burning stove.

KITCHEN/BREAKFAST ROOM

Dual aspect with glazed windows to the front and rear together with glazed French doors to the rear terrace area. Fitted with a range of base and eye level units with granite worktop over, double sink with mixer tap and Quooker hot water tap, integrated dishwasher, fridge and electric oven, space for an Aga and wine fridge. In addition, the rooms has a built-in sound system with ceiling speakers.

INNER HALLWAY

Glazed window to the side aspect and doors to boiler room and WC.

WC

Comprising ceramic hand wash basin, low level WC.

FAMILY ROOM/SNUG

Glazed windows to the front and side aspects.

BOOT ROOM

External door, bespoke fitted cabinetry and doors to adjoining rooms.

UTILITY ROOM

Fitted with base and eye level units with worktop over, sink, integrated fridge freezer, dishwasher, washing machine, tumble dryer and ironing board. External stable door and glazed window to the rear.

FIRST FLOOR

LANDING

Glazed window to the front aspect, doors to adjoining rooms and airing cupboard, access to loft space.

MASTER BEDROOM

Glazed window to the front and Velux window to the rear aspect, opening into:-

DRESSING ROOM

Glazed window to the front aspect and fitted wardrobes.

EN SUITE

Comprising pedestal basin, low level WC, walk-in shower with dual head attachment and heated towel rail, Velux window to the front aspect.

WALK-IN WARDROBE

Fitted railis and door leading to eaves storage space.

BEDROOM 2

Two glazed windows at the rear flooding the room with natural light.

BEDROOM 3

Glazed window to the rear aspect and door to:-

EN SUITE

Comprising ceramic hand wash basin with vanity unit beneath, low level WC, shower unit.

BEDROOM 4

Glazed windows to the front and side aspects.

BATHROOM

Comprising ceramic hand wash basin, low level WC, roll-top bath with shower attachment, heated towel rail, obscure glazed window to the rear aspect.

OUTSIDE

The property is approached via a sweeping gravel driveway providing off-street parking for several vehicles with an attractive front garden featuring a central Judas tree and surrounding hedges. Gated side access leads to a secluded garden with tree borders, an Indian sandstone terrace area ideal for al fresco entertaining, raised beds and mature trees. Additionally, there is a timber-framed gazebo with windows, electricity, lighting and heating. A separate raised decking area includes a hot tub, shed, and detached annex.

DETACHED ANNEX

Access is through a set of glazed doors leading to a reception room, featuring glazed windows at the front and rear. It connects to adjoining rooms, including a sauna and a bedroom with a rear window. The shower room contains a WC, hand wash basin and shower unit.

TRIPLE CART LODGE

The building has three bays: Two are used as a garage with power and lighting connected plus one open bay with the addition of a log store on the side.

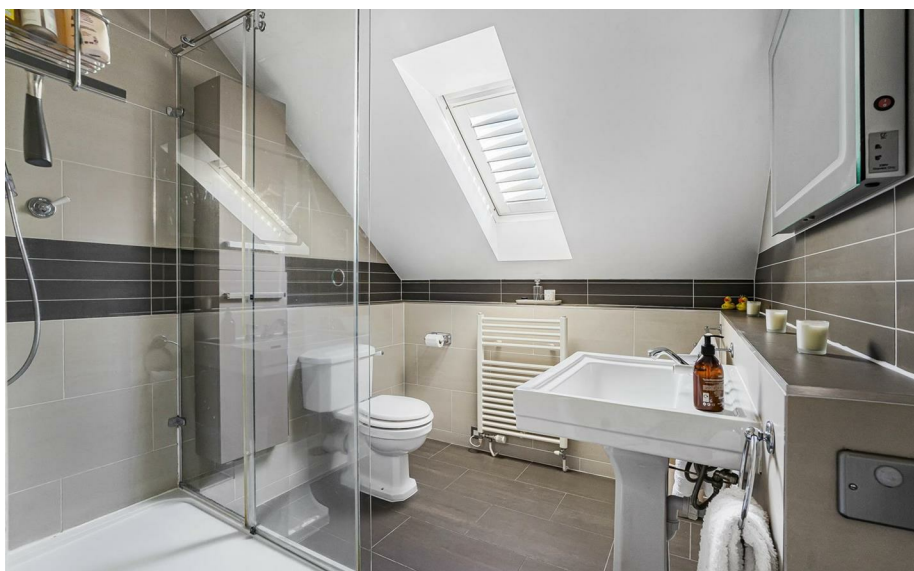
DOUBLE CART LODGE

Two open bay spaces.

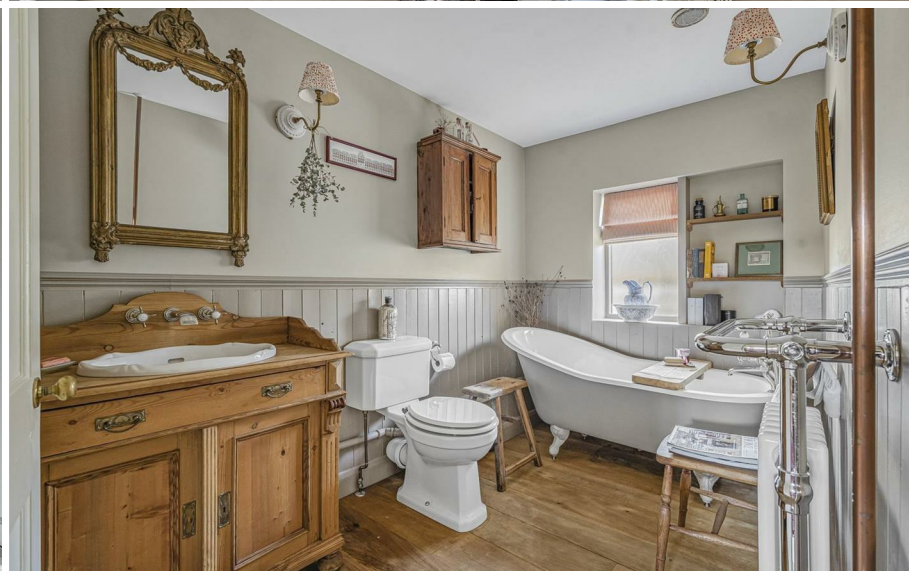
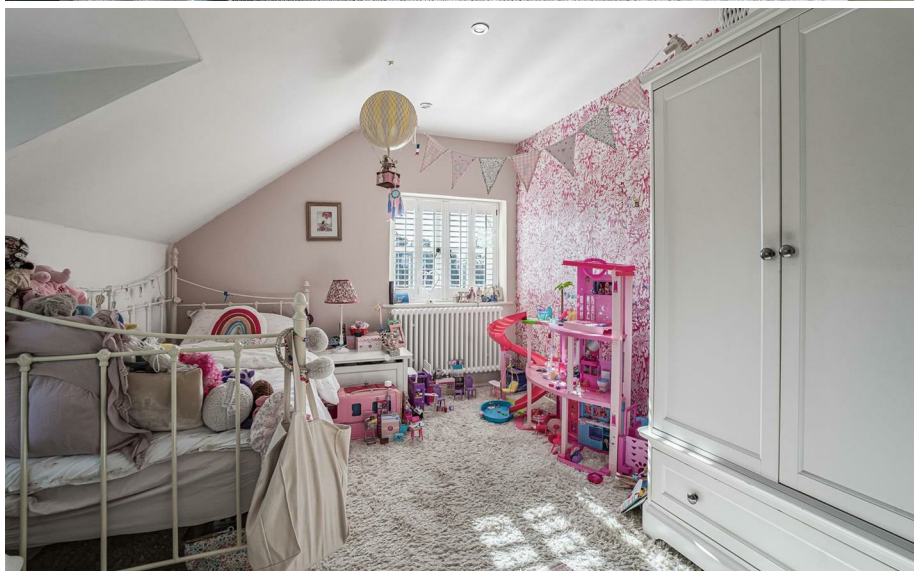
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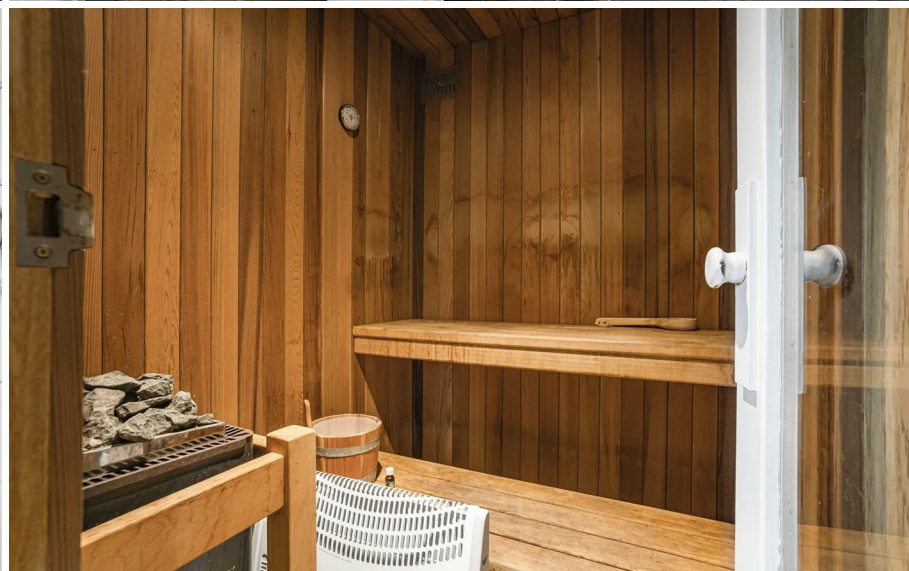
By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Guide Price £1,300,000

Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire





Approximate Gross Internal Area = 323.4 sq m / 3481 sq ft
 Studio = 36.1 sq m / 388 sq ft
 Total = 359.5 sq m / 3869 sq ft



- Kitchen
- Reception
- Bath/Shower Room
- Bedrooms
- Circulation Area

= Reduced headroom below 1.5m / 5'0"



First Floor



Studio
 (Not Shown In Actual Location / Orientation)



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.

