



Parkway, Shudy Camps, CB21 4RQ

CHEFFINS

Parkway

Shudy Camps,
CB21 4RQ

5 3 3

Guide Price £750,000

- Substantial Detached House
- Generous plot
- Accommodation of approx. 2,300 sqft
- Garden Studio/Home Office
- Double Garage

A substantial five-bedroom detached home on a generous plot of over half an acre. It offers well proportioned accommodation, excellent outdoor space, and easy access to Cambridge.





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.

GROUND FLOOR**ENTRANCE HALL**

Entrance door with adjoining obscure full height double glazed window. Staircase rising to the first floor and glazed panel with views through the sitting room to the garden beyond.

SNUG/STUDY

A versatile multi purpose room with a pair of double glazed windows to the front aspect. Door to:-

KITCHEN/BREAKFAST ROOM

A spacious room fitted with an extensive range of base and eye level units with solid wood block work surface incorporating a large breakfast bar area, space for range cooker, ceramic twin bowl sink and integrated dishwasher, space for American style fridge freezer, a pair of double glazed windows to the rear with views of the garden together with a double glazed door providing access to the patio and garden beyond. Door providing direct access into the garage.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, space for washing machine and tumble dryer, sink unit, double glazed window to the rear.

SITTING/DINING ROOM

An impressive and versatile dual level reception room. The lower level has a fireplace with inset log burning stove and double glazed sliding patio doors providing views and access onto the patio and garden. Further full height windows to either side.

GARDEN ROOM

Three quarter height double glazed windows enjoying views over the garden together with two sets of twin double glazed doors providing access to the outdoor space.

CLOAKROOM

Comprising low level WC and wash basin.

BEDROOM 5

Dual aspect room with full height double glazed window to the front aspect overlooking the raised terrace and further double glazed window to the side aspect. Door to:-

EN SUITE

Comprising a large shower enclosure, low level WC, wash basin, heated towel rail and obscure double glazed window.

FIRST FLOOR**LANDING**

Double glazed window to the front aspect and access to the loft space.

BEDROOM 1

A spacious bedroom with a pair of windows to the rear aspect with a pleasant outlook to the outdoor space and garden. Fitted wardrobes. Door to:-

EN SUITE

A spacious en suite with walk-in shower enclosure, panelled bath, low level WC, heated towel rail and a pair of obscure double glazed windows.

BEDROOM 2

A dual aspect room with double glazed windows to the front and rear aspects together with a study/dressing area.

BEDROOM 3

A double glazed window to the rear with a pleasant outlook and fitted wardrobe.

BEDROOM 4

A double glazed window to the rear with a pleasant outlook and fitted wardrobe.

BATHROOM

Comprising shower enclosure, panelled bath, vanity wash basin, low level WC, heated towel rail and pair of obscure double glazed windows.

OUTSIDE

The property is set in a small development of

similar style properties, enjoying a wonderful community setting in a rural location. The property is set within its own mature garden of approximately 0.57 of an acre, accessed via a large block paved driveway in turn leading to the garage with adjoining gravelled driveway providing further off-street parking. The mature gardens are mainly laid to lawn with a block paved path around the edge of the property, creating an independent outdoor entertaining space, with a further raised terrace to the front of the property with decking and space for hot tub. The garden provides a wonderful outdoor space, ideal for gardeners and families with children. There are also a number of mature trees and bushes and the recent addition of an excellent detached outdoor garden studio/home office offering multitude uses including home office/gym/studio or guest accommodation.

The residents of Parkway enjoy the use of 2.75 acres of communal grounds, for which there is an annual maintenance charge of approximately £500.

GARDEN STUDIO/HOME OFFICE

Well insulated with power, lighting and heating, double glazed doors and windows.

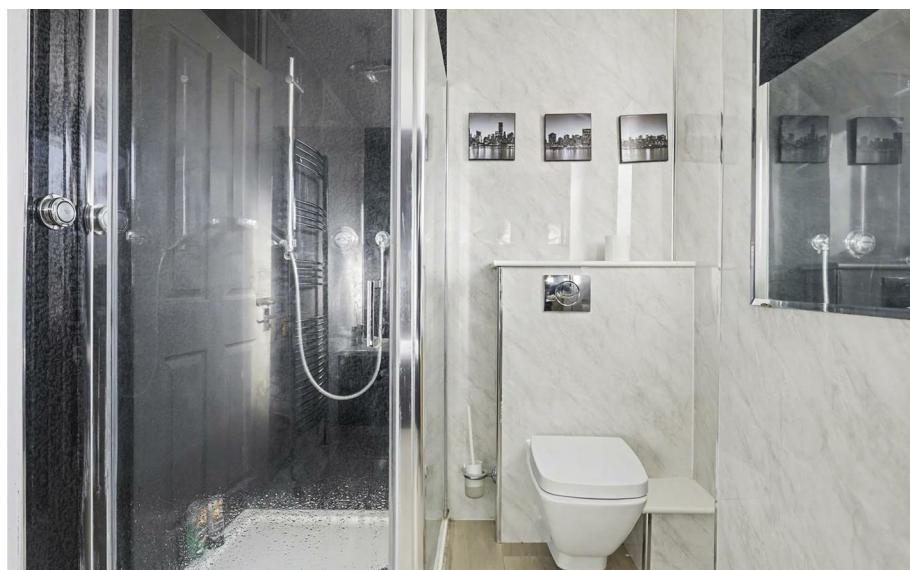
DOUBLE GARAGE

Access via a remote controlled roller shutter door, power and lighting connected. The garage also offers scope for conversion to additional accommodation, subject to relevant planning and approval.

VIEWINGS

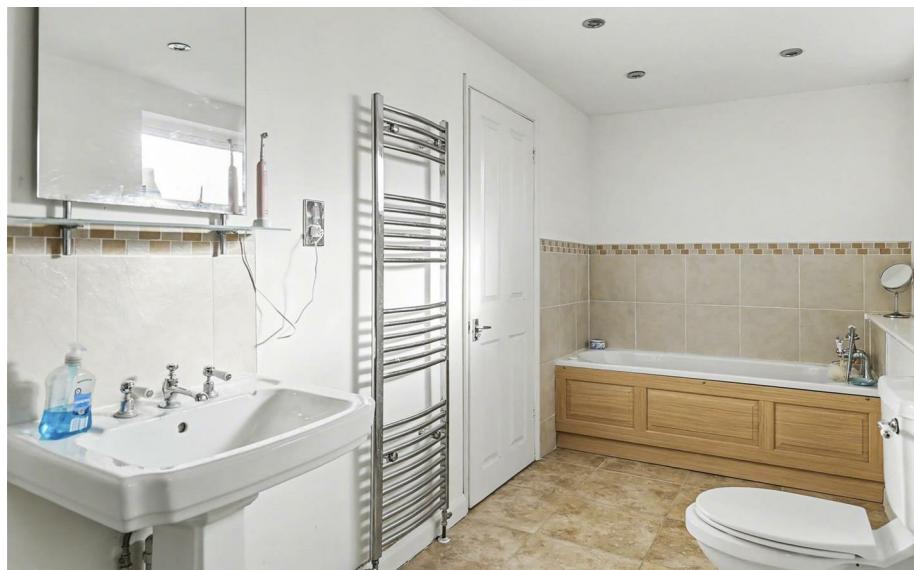
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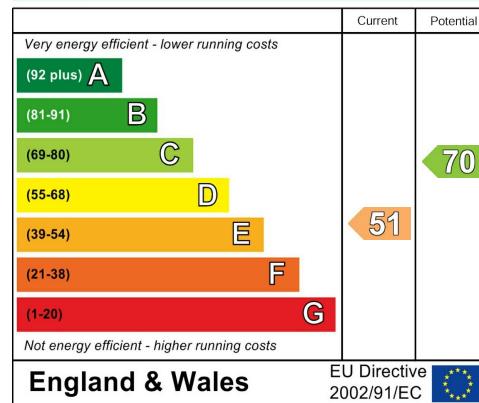


CHEFFINS







Energy Efficiency Rating

Guide Price £750,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire







Approximate Gross Internal Area

241 sq m / 2600 sq ft

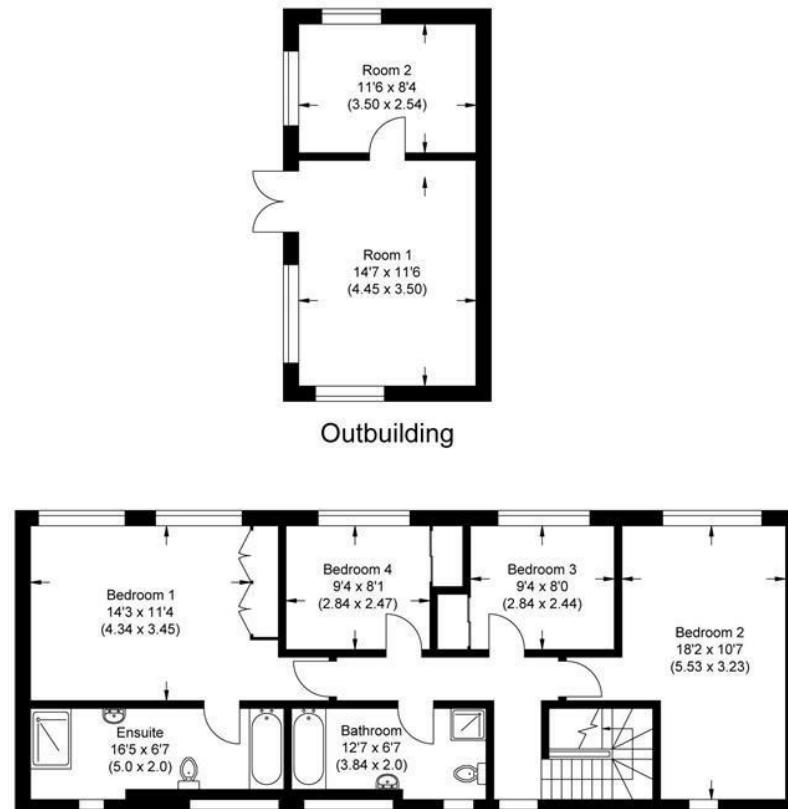
(Excludes Garage & Outbuilding)

Garage Area 27.71 sq m / 298.26 sq ft

Outbuilding Area 25.32 sq m / 272.54 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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.

