



The Green, Castle Camps, CB21 4TA

**CHEFFINS**

## The Green

Castle Camps,  
CB21 4TA

- Substantial detached home
- Self-contained one bedroom annexe
- Approx. 3,200 sqft (including annexe)
- Versatile accommodation
- Driveway parking
- Landscaped gardens

A beautifully appointed four bedroom detached home positioned in a quiet and tucked away location within the village. Enjoying versatile and generous living accommodation throughout, the property benefits from addition of a detached, self contained annexe together with generous, landscaped gardens and ample off street parking.

6 5 4

**Guide Price £750,000**





## LOCATION

Castle Camps is a delightful, semi-rural village bordering Cambridgeshire and Suffolk and enjoys a range of local amenities including a village pub/restaurant, a fine church and village hall and a variety of sports clubs and social groups. For younger residents the village has a nursery and primary school and this feeds through to Linton Village College, widely regarded as one of the best secondary schools in the area. For the commuter, Audley End train station is 10 miles distant and provides a direct services to London in less than 1 hour. By road, the A1307 to Cambridge is also within easy reach.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, built-in storage airing cupboard with shelving, panelled wall and obscure double glazed window to the front aspect and door to stairs rising to the first floor. Opening to:-

### FAMILY ROOM

Recently refitted with double glazed windows to the front aspect with built-in shutters, feature fireplace with log burner, exposed timber, brickwork and stone hearth. Opening to:-

### KITCHEN/DINING ROOM

An impressive, open plan, dual aspect room with double glazed windows to the rear and side with built-in shutters, double glazed patio doors leading directly into the garden and lantern light window providing an abundance of natural light. The kitchen is fitted with a range of base units with quartz worktops, ceramic butler sink, Smeg range cooker with extractor hood above and integrated Bosch dishwasher, central island with quartz worktop, further butler sink and base units. Space for free-standing fridge freezer.

### SITTING ROOM

A beautiful inglenook fireplace with exposed timber and brickwork, built-in log burner and a stone hearth, double glazed window to the front aspect. Door to:-

### UTILITY ROOM

Fitted with a range of base units with worktop over, space for washing machine and free-standing fridge freezer, tiled floor, double glazed window and double glazed door to the rear leading directly into the garden.

### SHOWER ROOM

Comprising walk-in shower enclosure with dual shower heads, ceramic wash basin, low level WC, tiled walls and floor, obscure double glazed window to the side aspect.

### BEDROOM 4/SNUG

A versatile multi purpose room currently used as a bedroom, double glazed window to the front aspect, built-in single and double wardrobes.

### BEDROOM 5/STUDY

Double glazed window to the rear aspect, built-in double wardrobes.

### BATHROOM

Recently refitted suite comprising ceramic wash basin, free-standing bath with shower attachment and low level WC.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect and doors to adjoining rooms.

### BEDROOM 1

Dual aspect with double glazed window to the rear and double glazed Velux skylight to the front.

### EN SUITE

Comprising walk-in shower enclosure, ceramic wash basin, free-standing bath with shower attachment, low level WC and obscure double glazed window to the rear aspect.

### BEDROOM 2

A pair of double glazed Velux skylights to the front aspect.

### BEDROOM 3

A pair of double glazed Velux skylights to the front aspect.

### BATHROOM

Comprising ceramic wash basin, free-standing bath with shower attachment, low level WC, low level WC, heated towel rail, built-in airing cupboard housing the boiler and obscure double glazed window to the rear aspect.

### OUTSIDE

This property features a gravelled driveway providing off-street parking for multiple vehicles, surrounded by mature hedges, shrubs, and trees. Gated access on both sides leads to a rear garden which is predominantly laid to lawn with various shrubs, flowers and trees bordering. The garden also includes a paved terrace with brick-built barbecue, a free-standing greenhouse, a timber shed and a vegetable garden.

## SELF CONTAINED DETACHED ANNEXE

### GROUND FLOOR

#### ENTRANCE HALL

Entrance door and double glazed window to the front aspect, built-in storage cupboard and stairs leading to the first floor. Door to:-

#### KITCHEN

Fitted with a range of base units with worktop over, integrated conventional oven with microwave above and four ring induction hob with extractor above, sink and space for dishwasher, washing machine, dryer and fridge, built-in pantry and double glazed window to the side aspect. Opening to:-

#### SITTING/DINING ROOM

Double glazed window to the front aspect, fireplace with log burner, exposed brickwork and slate hearth and built-in dressers to either side. Open studwork to the dining area.

### FIRST FLOOR

#### BEDROOM

Double glazed window to the front aspect, built-in double wardrobe and eaves cupboard storage space. Door to:-

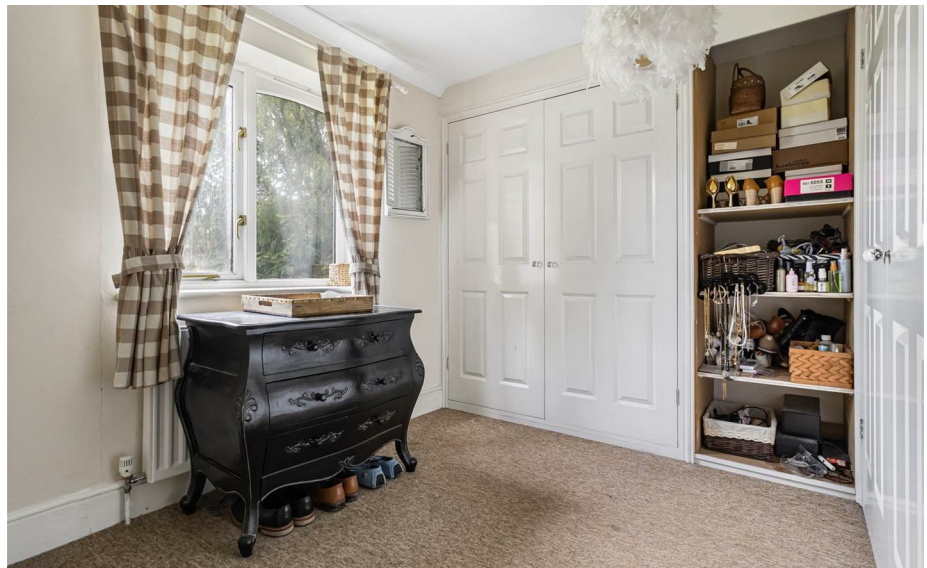
#### SHOWER ROOM

Dual aspect with obscure double glazed windows to front and side, walk-in shower enclosure, ceramic wash basin with vanity cupboard beneath, low level WC and built-in storage cupboard.

#### VIEWINGS

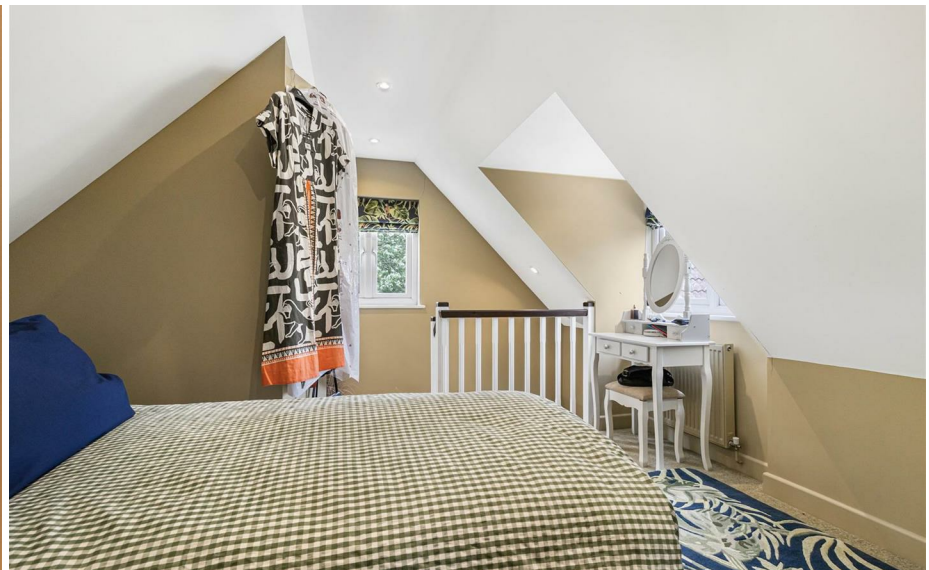
By appointment through the Agents.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC - Main House

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EPC - Annexe



Guide Price £750,000

Tenure - Freehold

Council Tax Band - Main house 'E' / Annexe 'A'

Local Authority - South Cambridgeshire





Main House Approx gross internal floor area 232 sqm (2500 sqft)  
Annexe Approx gross internal floor area 65 sqm (700 sqft)



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.

