



Park Lane, Castle Camps, CB21 4SS

**CHEFFINS**

## Park Lane

Castle Camps,  
CB21 4SS

- Extended, four bedroom semi-detached home
- Stunning open plan kitchen/dining/living area
- En suite and family bathroom
- Generous plot with off-street parking
- Approved planning to further extend or for an adjoining new dwelling

A four bedroom, semi-detached home set on a generous plot. The property benefits from APPROVED PLANNING for a further single storey extension with carport or for an adjoining, three bedroom new dwelling.

4 2 2

**Guide Price £500,000**





## 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

Hardwood entrance door with obscure full height window, wooden laminate flooring and door to:

### INNER HALLWAY

Double glazed window to the front aspect, staircase rising to the first floor with understair storage area, wooden laminate flooring and doors to adjoining rooms.

### SITTING ROOM

Double glazed window to the front aspect.

### KITCHEN/DINING/LIVING ROOM

An impressive and substantial kitchen/reception space providing contemporary living. The kitchen comprises a range of handle-less base and eye level units with worktop space over and central island with sink unit and breakfast bar area. Appliances include induction hob with glass and stainless steel extractor above, double oven and microwave, space for American style fridge freezer and dishwasher. The room has wooden laminate flooring and enjoys a good degree of natural light via a series of double glazed bi-folding doors and skylight.

### UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit,

space for washing machine, floor mounted boiler, wooden laminate flooring and obscure double glazed door to the side aspect providing access to the driveway and outside space.

### CLOAKROOM

Contemporary suite comprising low level WC, vanity wash basin and wooden laminate flooring.

### FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, access to the loft space and replacement doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the rear aspect overlooking the garden and village playing fields beyond. Door to:

### EN SUITE

Contemporary suite comprising large shower enclosure, vanity wash basin, low level WC, heated towel rail, wooden laminate flooring and obscure double glazed window.

### BEDROOM 2

Double glazed window to the front aspect.

### BEDROOM 3

Double glazed window to the rear aspect with views over the village playing fields.

### BEDROOM 4

Double glazed window to the front aspect and built-in storage cupboard.

## BATHROOM

Contemporary suite comprising panelled bath with independent shower over, vanity wash basin, low level WC, heated towel rail, wooden laminate flooring and obscure double glazed window.

## OUTSIDE

The property enjoys a generous plot with an extensive gravelled driveway providing ample off-street parking and a gravelled path with adjoining garden. To the side of the property is a wide, fenced area with gated access to the rear garden which is of generous proportions. Adjoining the rear of the property is a decking area, in turn leading to the lawn. To the rear of the garden there are two timber sheds.

## PLANNING PERMISSION 1

The property benefits from approved lawful development for a single storey extension to the side to provide a garden room, study/reception room and resite the utility room, together with the addition of a carport. Full details can be found on the South Cambridgeshire Planning Portal under reference: 20/01097/CL2PD.

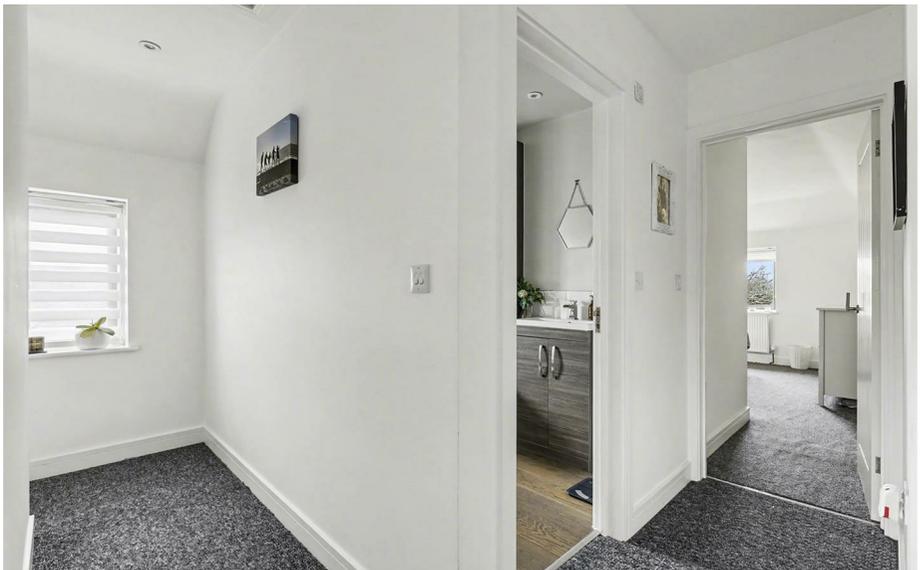
## PLANNING PERMISSION 2

Approved planning permission for the erection of an adjoining two storey, three bedroom dwelling (GIA approximately ??). Full details can be found on the South Cambridgeshire Planning Portal under reference: 24/00309/FUL and appeal reference: APP/W0530/W/24/3352388.

## VIEWINGS

By appointment through the Agents.











## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## PLANNING PERMISSION 1 - SINGLE STOREY EXTENSION

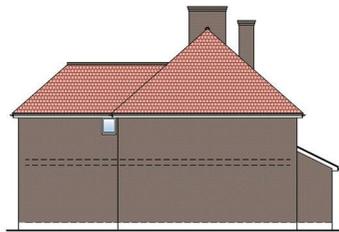


Guide Price £500,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - South Cambridgeshire

## PLANNING PERMISSION 2 - NEW DWELLING



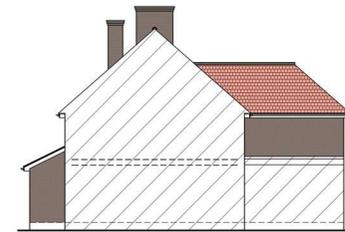
PROPOSED FRONT ELEVATION 1:100



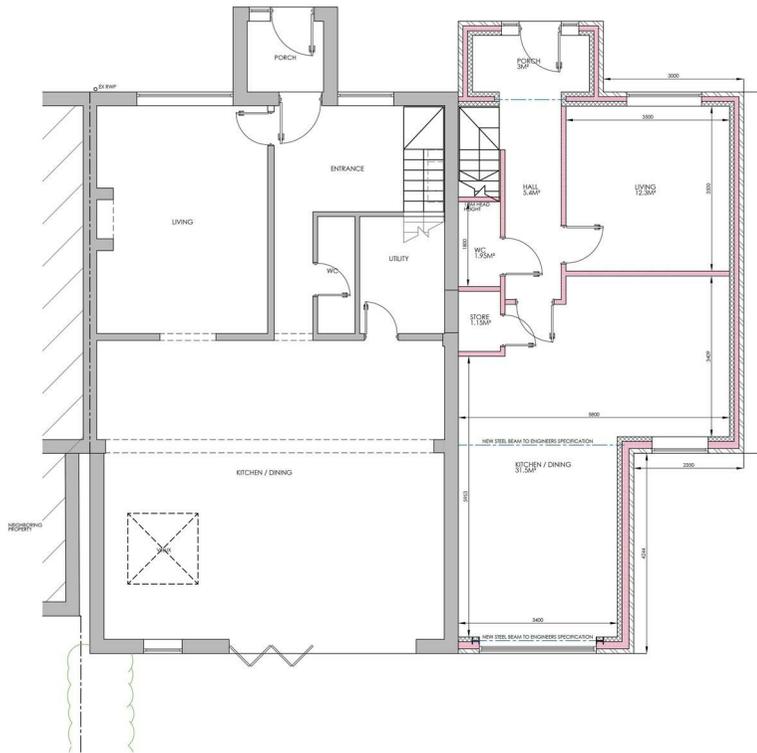
PROPOSED SIDE ELEVATION 1:100



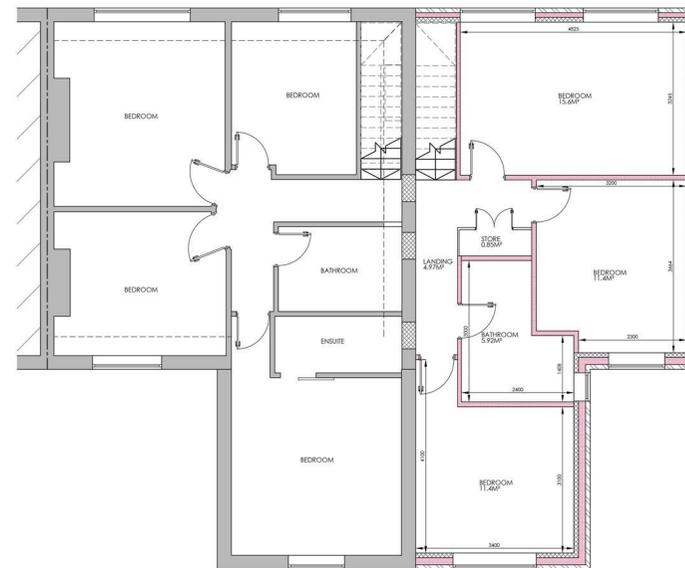
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

A1

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1M	2M	3M	4M	5M	6M	7M	8M	9M
10M	11M	12M	13M	14M	15M	16M	17M	18M

REVISION	NO.	DATE	DESCRIPTION
1	1	15/01/24	PLANNING SUBMISSION

DRAWING: PROPOSED PLANS AND ELEVATIONS

DATE:	PROJECT:
JAN 24	PROPOSED DWELLING

SCALE: A1:	CLIENT:
	MR PEBL

VARES:	SITE ADDRESS:
24-08-2	2 PARK LANE DOTTIS LAMPS CE22 4J3

DRAWING No. 24-08-2

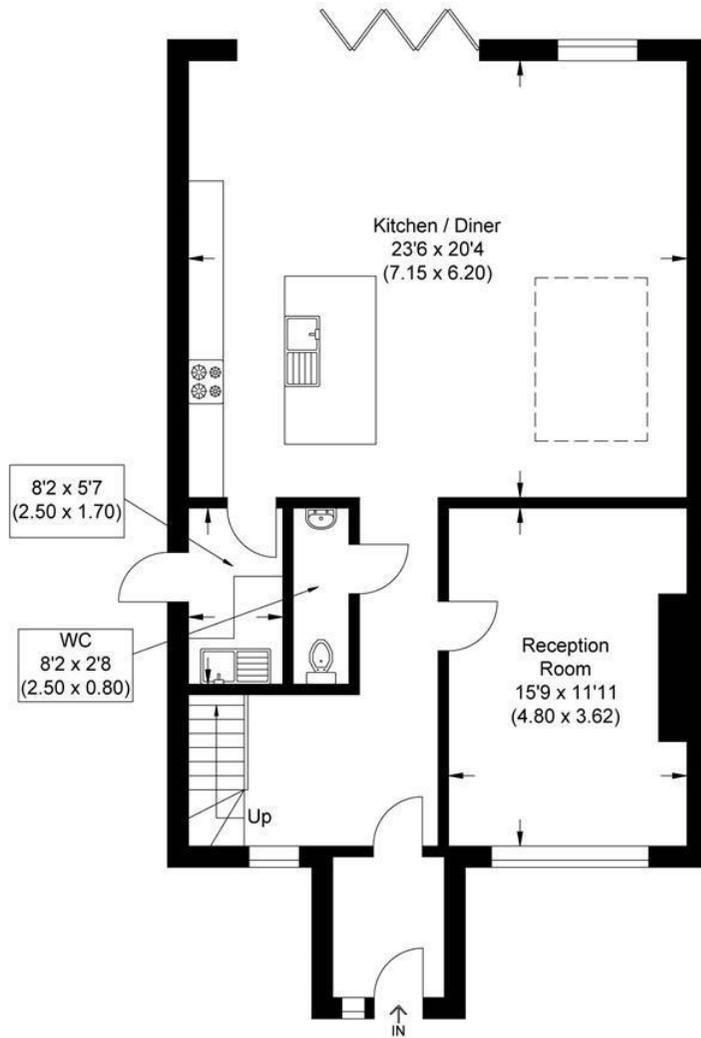
DRAWING SIGNED AND APPROVED BY:

THE ART OF BUILDING architecture

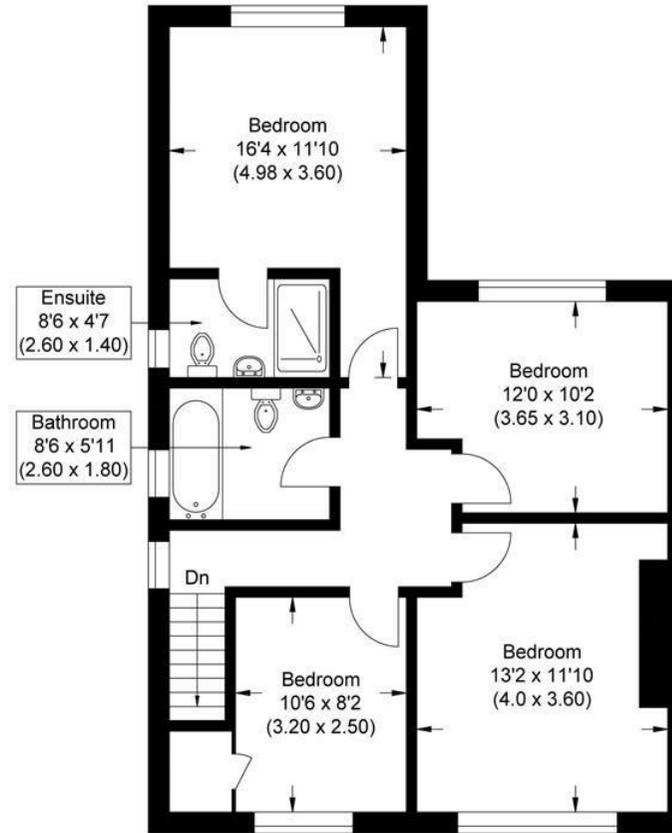
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Approximate Gross Internal Area  
148.26 sq m / 1595.85 sq ft



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.

