



Main Street, Shudy Camps, CB21 4RA

**CHEFFINS**

## Main Street

Shudy Camps,  
CB21 4RA

4 2 2

**Guide Price £600,000**

- Detached home
- 33' Kitchen/diner
- 3/4 bedrooms
- Refurbished throughout
- Delightful south facing garden
- Driveway and garage

A beautifully presented, detached chalet-style property enjoying versatile accommodation, together with stunning gardens, a detached garage and pleasant views.





## 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, offering its extensive variety of cultural and business amenities. There are mainline stations from both, serving Stansted Airport, Liverpool Street and Kings Cross stations. Haverhill is approximately five miles away with larger supermarkets and out-of-town superstores. Closer to home, Castle Camps, two miles away, has a primary school, public house and local family butcher, while Linton, three miles, offers primary and secondary schools, cafés, art gallery, hairdressers, medical centre, pubs, restaurants and a good collection of shops, including a convenience store.

**GROUND FLOOR****ENTRANCE PORCH**

Obscure double glazed entrance door with adjoining obscure double glazed panel and double glazed window to the side aspect. Further obscure double glazed door to:

**HALLWAY**

Staircase rising to the first floor with spacious understair storage cupboard and modern replaced doors to adjoining rooms.

**SITTING ROOM**

Double glazed window to the front aspect overlooking the driveway and flowerbeds with partial views of the surrounding countryside.

**KITCHEN/DINING ROOM**

A well-proportioned room providing a spacious, contemporary living space. The kitchen comprises a range of base and eye level units with worktop space over, induction hob, one and a half bowl sink unit, space for washing machine and dishwasher, built-in oven and integrated fridge freezer. A pair of double glazed doors and a single double glazed door with adjoining window provide a good degree of natural light and access to the adjoining terrace. Further double glazed doors to:

**CONSERVATORY**

A versatile living space with tiled flooring, a

wide double glazed window overlooking the garden, together with a pair of double glazed doors providing access to the outdoor space.

**STUDY/BEDROOM 3**

Wide double glazed window to the front aspect with views, together with fitted cupboards.

**FAMILY ROOM/BEDROOM 4**

A multi-purpose, dual aspect room with double glazed windows to the side and front aspects.

**BATHROOM**

Refitted suite comprising panelled bath, vanity wash basin, WC with hidden cistern, separate shower enclosure, heated towel rail and obscure double glazed windows to two aspects. Built-in airing cupboard housing the hot water cylinder and slatted shelving.

**FIRST FLOOR****LANDING**

Velux window to the front aspect and doors to adjoining rooms.

**BEDROOM 1**

Double glazed window to the front aspect enjoying views over the surrounding countryside. Built-in wardrobes, eaves storage and door to:

**EN SUITE**

Comprising shower enclosure, vanity wash basin, low level WC and Velux window with views over the garden and beyond.

**BEDROOM 2**

A dual aspect room with double glazed window to the front aspect and Velux window to the rear aspect, both enjoying views. Access to two sets of eaves storage space.

**BATHROOM**

Comprising panelled bath, vanity wash basin, WC with hidden cistern and Velux window with views.

**OUTSIDE**

The property is approached via a driveway providing extensive off-street parking and access to the detached garage. The gardens are a particular feature of the property having been lovingly tended and cared-for. Adjoining the rear of the property is a natural stone paved terrace, creating an attractive outdoor entertaining space, with steps leading up to the garden which is laid to lawn with well-stocked flower and shrub borders, raised beds and two timber sheds. In addition is an ornamental pond, greenhouse and views to the rear over the adjoining countryside.

**DETACHED GARAGE**

Electric roller-shutter door, power and lighting connected, eaves storage space and personal door to the side.

**VIEWINGS**

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	64
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £600,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire

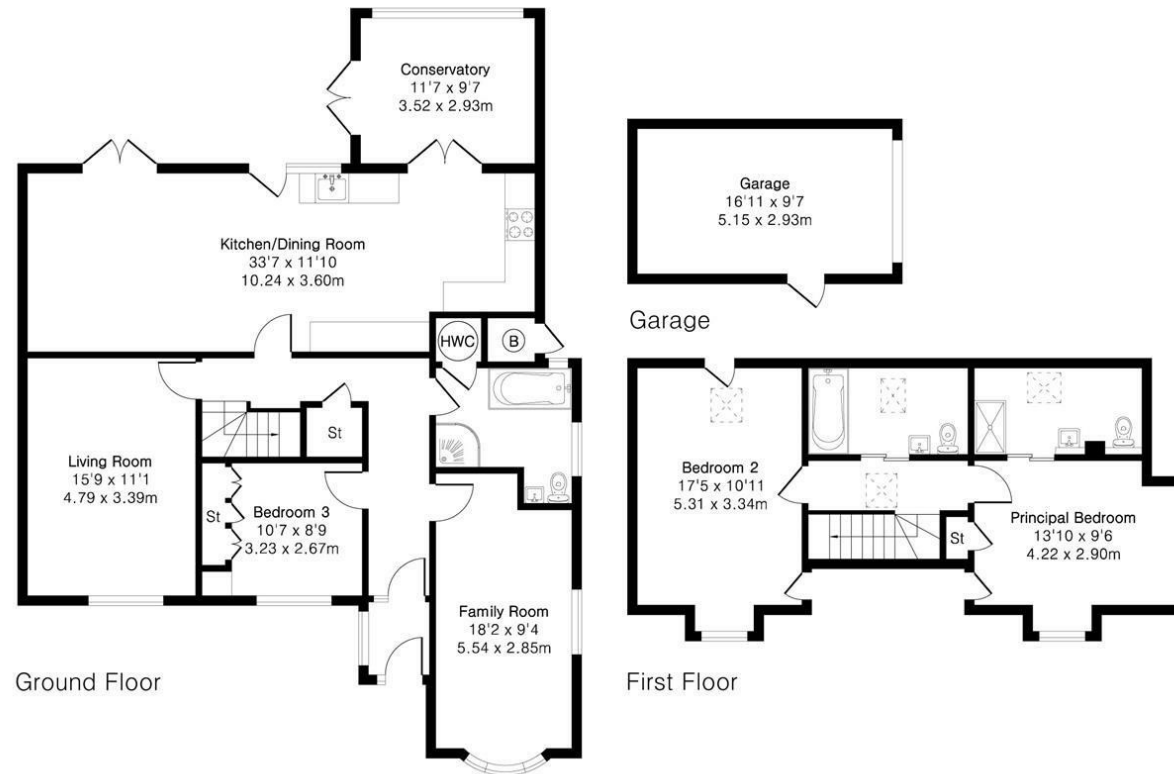


**Approximate Gross Internal Area 1736 sq ft - 162 sq m  
(Excluding Garage)**

Ground Floor Area 1213 sq ft – 113 sq m

First Floor Area 523 sq ft – 49 sq m

Garage Area 162 sq ft – 15 sq m



[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.

