



Camps Road, Helions Bumpstead, CB9 7AS

**CHEFFINS**

## Camps Road

Helions Bumpstead,  
CB9 7AS

- Idyllic rural setting
- Characterful accommodation
- Three bedrooms
- Driveway and Garage

A charming three-bedroom cottage set within approximately 0.68 acres of mature grounds, enjoying delightful views across the surrounding countryside. The property features characterful, well-proportioned accommodation, along with a double garage with an annex above.

3 2 3

**Guide Price £615,000**





## LOCATION

Helions Bumpstead is a delightful rural village with a community pub located on the Cambridgeshire/Suffolk/Essex borders. The nearby village of Steeple Bumpstead has a good range of facilities including a shop, public houses, petrol filling station and a well regarded school. The town of Haverhill with its more comprehensive facilities is around 4 miles away. Saffron Walden is around 10 miles with Audley End rail station nearby and London Stansted Airport is around 30 miles away.

## GROUND FLOOR

### SITTING/DINING ROOM

Entrance door, feature red brick inglenook fireplace, dual aspect with windows to the front and side aspects, stairs rising to the first floor with understairs storage cupboard.

### UTILITY ROOM

Fitted with base and eye level units with worktop over, ceramic wash basin, space and plumbing for washing machine/tumble dryer, windows to the side and rear aspects.

### KITCHEN/BREAKFAST ROOM

Fitted with an attractive handmade kitchen with granite worktops, ceramic sink, spaces and plumbing for a dishwasher, range style cooker and a free-standing fridge freezer, windows to the front and side aspects, stairs rising to the first floor and double glazed doors into:-

### CONSERVATORY/GARDEN ROOM

Windows to the rear and side aspect together with glazed French doors to the side aspect.

### REAR HALLWAY

Partially glazed external door and door leading into:-

### BATHROOM

Comprising pedestal wash hand basin, roll-top bath with shower attachment above, low level WC, corner shower unit, heated towel rail, window to the rear aspect.

### FIRST FLOOR

#### LANDING

Window to the front aspect and doors to adjoining rooms.

#### BEDROOM 1

Fitted wardrobes and window to the rear aspect.

#### SHOWER ROOM

Comprising ceramic hand wash basin, low level WC, shower enclosure, storage cupboard and window to the rear aspect.

#### BEDROOM 2

Dual aspect with windows to the front and side aspects and staircase descending into the sitting room.

#### BEDROOM 3

Triple aspect with windows to the front, rear and side flooding the room with natural light.

### OUTSIDE

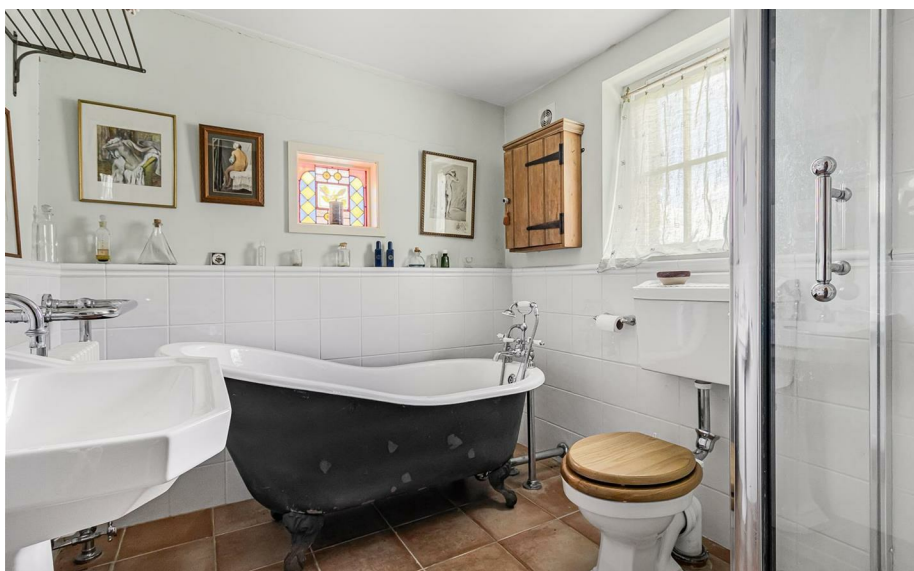
A blocked paved driveway offers off-street parking and leads to a garage

featuring timber doors. An external staircase ascends to a self-contained one-bedroom annex with a shower room. Adjacent to the garage is an additional workshop. Gated side access leads to a rear garden, primarily laid to lawn, with a paved terrace ideal for al fresco entertaining. The garden includes a shed/summer house, an adjoining wood store, and an attractive pond with a bridge leading to a paddock bordered by hedges. A further shed equipped with power and lighting and pleasant views of the surrounding countryside.

### VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                                                          |           |           |
|-----------------------------------------------------------------------------------|-----------|-----------|
|                                                                                   | Current   | Potential |
| Very energy efficient - lower running costs                                       |           |           |
| (92 plus) <b>A</b>                                                                |           | <b>84</b> |
| (81-91) <b>B</b>                                                                  |           |           |
| (69-80) <b>C</b>                                                                  |           |           |
| (55-68) <b>D</b>                                                                  |           |           |
| (39-54) <b>E</b>                                                                  | <b>53</b> |           |
| (21-38) <b>F</b>                                                                  |           |           |
| (1-20) <b>G</b>                                                                   |           |           |
| Not energy efficient - higher running costs                                       |           |           |
| EU Directive<br>2002/91/EC                                                        |           |           |
| <b>England &amp; Wales</b>                                                        |           |           |
|  |           |           |

Guide Price £615,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – Braintree



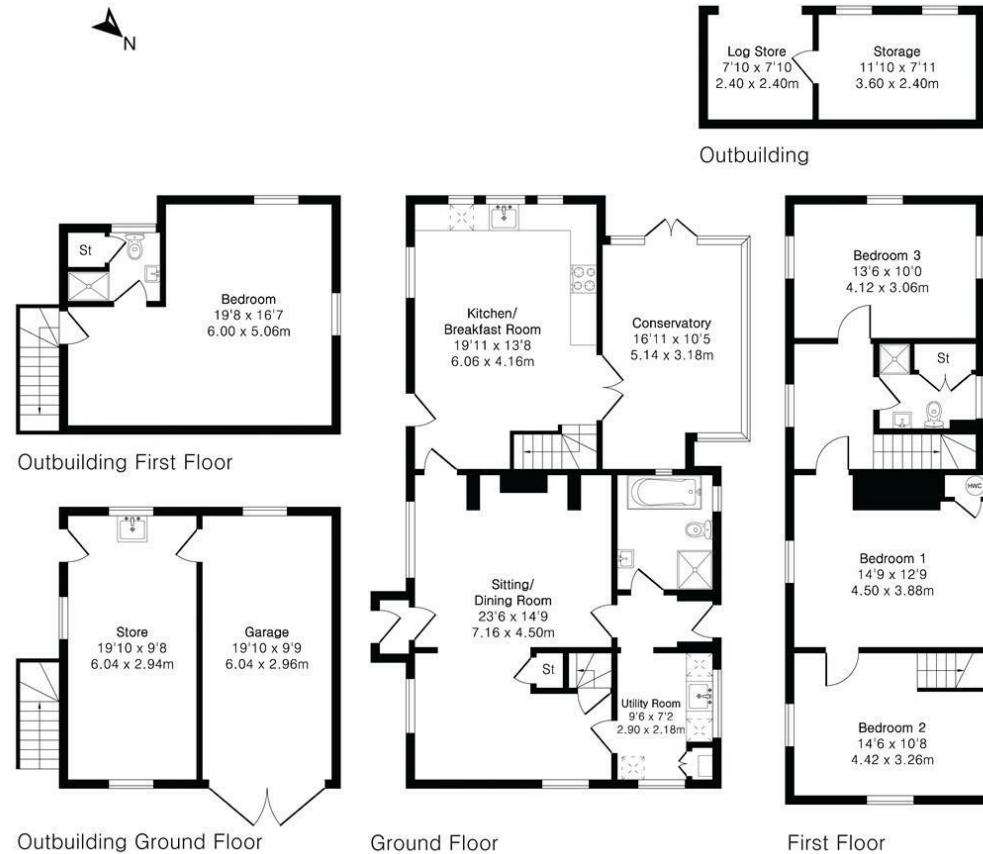


**Approximate Gross Internal Area 1600 sq ft - 149 sq m  
(Excluding Outbuilding)**

Ground Floor Area 977 sq ft – 91 sq m

First Floor Area 623 sq ft – 58 sq m

Outbuilding Area 860 sq ft – 80 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

