



Blacksmiths Lane, Shudy Camps, CB21 4RH

CHEFFINS

Blacksmiths Lane

Shudy Camps,
CB21 4RH

- Detached, five bedroom family home
- Two bedroom self-contained annexe
- Ground of approx. 1.78 acres
- Mature gardens and orchard
- Double garage and ample parking
- Set in a quite country lane

A spacious, detached, five bedroom home sitting within a mature 1.78 acre plot. The property offers versatile accommodation of approximately 2,600 sqft, plus a two bedroom, self-contained annexe and double garage.

7 4 5

Guide Price £975,000





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

Entrance door and glazed door leading to:

HALLWAY

Doors to adjoining rooms, two built-in coat cupboards and staircase rising to the first floor.

SITTING ROOM

Redbrick inglenook fireplace with open fire, bay window to the front aspect and glazed French doors to the rear aspect.

CLOAKROOM

Comprising ceramic wash basin, low level WC, obscure glazed window to the front aspect.

OFFICE

Window to the front aspect.

DINING ROOM

Windows to the rear and side aspects.

FAMILY ROOM

Bay window to the front aspect and feature fireplace with wood burning stove.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktops and central island, Neff double oven, combi microwave and plate warmer, five ring induction hob with extractor hood over, two sinks, integrated dishwasher and under-counter fridge. Windows to the rear and side aspects and French doors opening to the garden. Opening to:

UTILITY/BOOT ROOM

Fitted with base and eye level units, stainless steel sink, space for an American style fridge freezer and double wine cooler, space and plumbing for washing machine and tumble dryer and floor-mounted oil fired boiler. Windows to the side and front aspects and part-glazed door opening to the garden. Door to:

CLOAKROOM

Comprising pedestal wash basin, low level WC and obscure glazed window to the front aspect.

FIRST FLOOR

LANDING

Window to the rear aspect and doors to adjoining rooms.

BEDROOM

Window to the rear aspect and glazed French doors opening to a timber balcony. Door to:

DRESSING ROOM

Fitted wardrobes and vanity unit, window to the front aspect and opening to:

EN SUITE

Comprising ceramic wash basin with vanity unit below, low level WC, walk-in shower with dual shower heads, heated towel rail and obscure glazed window to the front aspect.

BEDROOM

Window to the front aspect and recess storage.

BEDROOM

Window to the rear aspect, fitted wardrobes and drawers.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, free-standing bath and obscure glazed window to the front aspect.

BEDROOM

Window the front aspect and fitted wardrobes. Door to:

JACK & JILL BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, 'P' shaped bath with shower over, heated towel rail and obscure glazed window to the side aspect. Door to:

BEDROOM

Window to the rear aspect and fitted wardrobes.

OUTSIDE

The property has an extensive driveway providing off-street parking for several vehicles and access to the double garage and annexe. There is gated access to the rear garden which is predominantly laid to lawn with a raised decking area overlooking the pond, workshop with power and lighting, separate shed and mature trees and hedges providing a good degree of seclusion. A arched pergola leads to the orchard which is planted with established fruit trees.

DOUBLE GARAGE

Up and over doors, power and lighting connected.

SELF-CONTAINED ANNEXE

Adjoining and above the garage. Accommodation comprises:

HALLWAY

Entrance door, staircase rising to the first floor and doors to adjoining rooms. Opening to:

KITCHEN

Fitted with base and eye level units, slimline dishwasher, electric hob with extractor hood over, integrated oven and microwave, ceramic sink unit, space and plumbing for washing machine and windows to the side and rear aspects.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the rear aspect.

SITTING ROOM

Window to the front aspect and sliding doors opening to:

CONSERVATORY

French doors to the side aspect leading to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms, fitted storage cupboard and access to the loft space.

BEDROOM

Window to the side aspect and Velux windows to the rear aspect.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, bidet, shower enclosure and heated towel rail.

BEDROOM

Window to the front aspect and Velux window.

VIEWINGS

By appointment through the Agents.











EPC - Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



EPC - Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Guide Price £975,000
Tenure - Freehold
Council Tax Band - Main House 'G' / Annexe 'A'
Local Authority - South Cambridgeshire

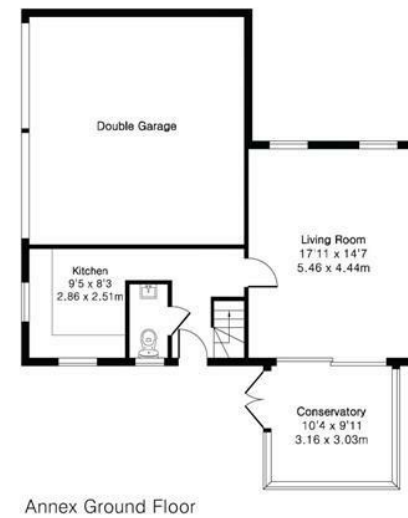
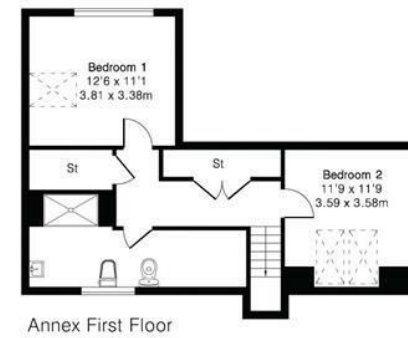
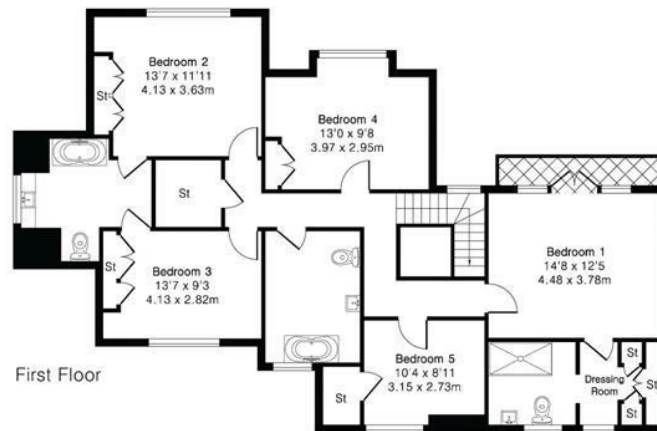


**Approximate Gross Internal Area 2600 sq ft - 241 sq m
(Excluding Garage & Annex)**

Ground Floor Area 1403 sq ft – 130 sq m

First Floor Area 1197 sq ft – 111 sq m

Annex Area 1050 sq ft – 97 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

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.

