



Plum Cottage, 29 Mill Hill, Weston Colville, CB21 5NY

CHEFFINS

Plum Cottage, 29 Mill Hill

Weston Colville,
CB21 5NY

- Character Semi-Detached House
- 5 Bedrooms
- 3 Reception Areas
- Excellent Presentation
- Delightful Established Gardens of 1/3 acre
- Sought After Village

A substantial 5 bedroom semi-detached character home situated in a sought after village location and with delightful established gardens. The property has been sympathetically extended and benefits from a bright and spacious open plan living room and snug with roof lights, wood flooring and an open fireplace, a double aspect kitchen/dining room and a ground floor study and shower room. Additional features include a stunning first floor double aspect main bedroom with high vaulted ceilings, wood flooring and aspect over the gardens. A particular feature are the truly exceptional gardens extending to approximately 1/3 of an acre with a large outbuilding, ornamental ponds and a wealth of established trees and shrubs.

5 2 3

Guide Price £635,000





LOCATION

WESTON COLVILLE has a village hall and church and more local amenities can be found in Balsham (approximately 3 miles) which has a post office, shop, coffee shop, school, pubs, etc. The nearest train station can be found in Dullingham (3 miles). Haverhill (5 miles) and Newmarket (6 miles) offer a much wider range of retail outlets, health services, banking facilities, schooling, along with numerous leisure and recreational venues.

ENTRANCE HALL

with solid wood flooring, storage cupboard and stairs rising to the first floor.

SNUG

with solid wood flooring and an open fireplace.

LIVING ROOM

A bright and spacious room with solid wood flooring, 2 roof-lights and French doors leading to the rear garden.

KITCHEN/DINING ROOM

A fitted kitchen with units and drawers with worktops over, inset double sink and drainer., tiled floor, a door leading to the rear garden.

STUDY

with view over garden, a Velux window and solid wood flooring.

BEDROOM 4

with solid wood flooring.

REAR LOBBY

BEDROOM 5

with extra insulation and triple glazing.

SHOWER ROOM

with a tiled shower cubicle, vanity sink unit, low level WC, heated towel rail.

FIRST FLOOR

LANDING

with access to roof space.

PRIMARY BEDROOM

An enormously impressive room with a high vaulted ceiling, solid wood flooring, a wood burning stove, fitted storage, door leading to the roof terrace.

BEDROOM 2

with fitted storage.

BEDROOM 3

with an airing cupboard.

BATHROOM

with a tiled shower cubicle, bath, vanity sink unit, low level WC, heated towel rail.

OUTSIDE

The property is attractively set back from the road secluded by established hedges and mature trees and approached via a paved driveway and with an attractive lawned front garden.

At the rear of the property is a truly delightful established garden with a wealth of established trees, plants and shrubs throughout and attractive landscaped ponds creating a relaxing and private area for enjoyment. A large workshop/outbuilding benefits from a 3 Phase electricity supply and beyond this leads to a managed vegetable garden.

SALES AGENTS NOTES

Tenure – Freehold

Council Tax Band – D

Property Type – Semi-Detached House

Property Construction – Brick and external rendered walls, clay tiled roof and partial asphalt roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 2088.20

Parking – 4/5 spaces on driveway

Heating sources – Oil fired central heating and wood burner.

For more information on this property, please refer to the Material Information Brochure on our website.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.











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

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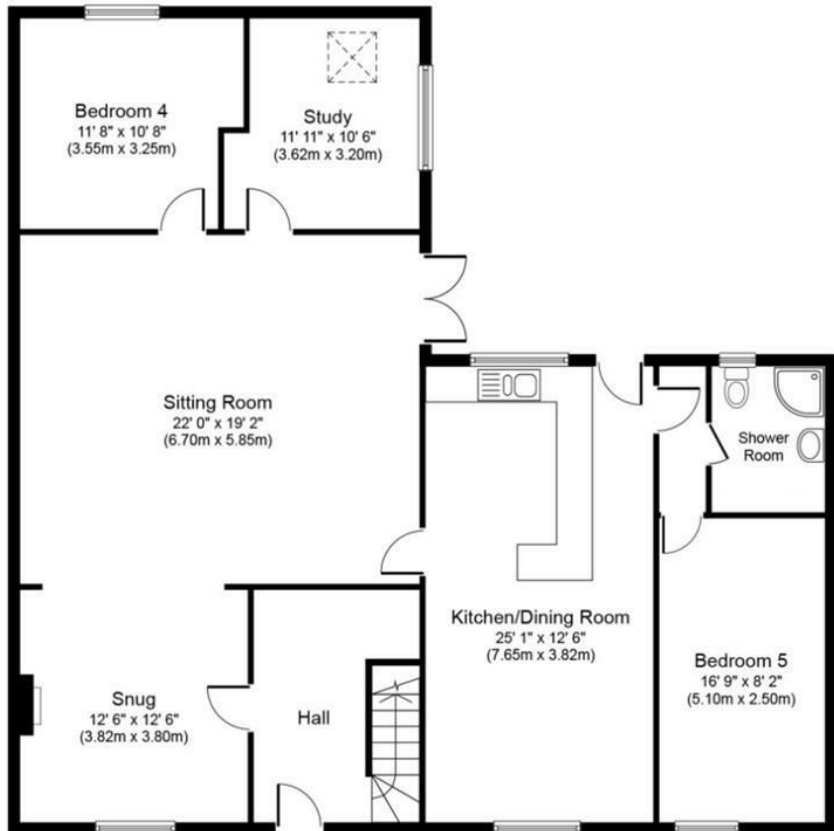
Tenure – Freehold

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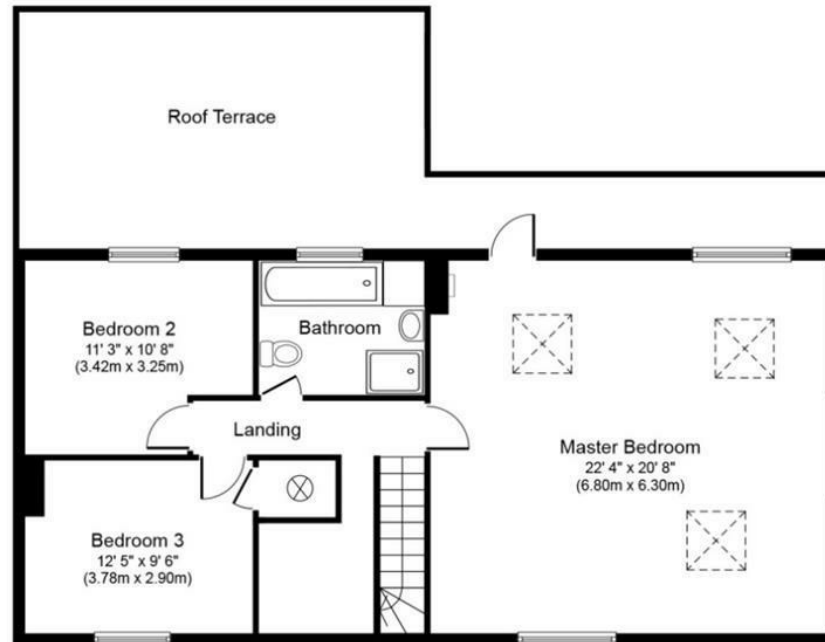
Local Authority – South Cambridgeshire



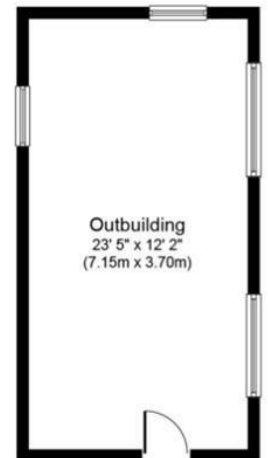




Ground Floor
Approximate Floor Area
1,532 sq. ft.
(142.4 sq. m.)



First Floor
Approximate Floor Area
908 sq. ft.
(84.4 sq. m.)



Outbuilding
Approximate Floor Area
285 sq. ft.
(26.5 sq. m.)



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