



EH

EXQUISITE  
HOME



## PERFECTLY PLACED

The unspoiled open countryside and huge skies of South Cambridgeshire are simply stunning. Dotted with pretty villages connected up by quiet roads, this region is somewhat of a hidden gem. With Cambridge itself within easy reach, excellent transport links and the opportunity to live in a peaceful rural setting while being able to commute to work, this part of the county is becoming increasingly popular with families and commuters alike. The A11 runs north to Newmarket, the M11 south to London and the bustling town of Haverhill with its many shops, amenities and schools is right on the Cambridgeshire/Suffolk border.

The village of Castle Camps is located sixteen miles southwest of Cambridge itself and three and a half miles Northwest of Haverhill. The village has a primary school, a pub and a busy village hall with many clubs and activities. The parish church, All Saints, is a Grade II listed building dating back to the fifteenth century, although it is believed that the Normans built a church on the site. Castle Camps itself was already a thriving settlement at the time of the Domesday Book of 1086 and the land has been occupied for well over a thousand years. A short drive away is the lovely market town of Saffron Walden with its excellent high school and many amenities. It is close to the A11 running north to Newmarket and the M11 going south to London. Trains running directly to London can be caught from nearby Great Chesterford and Audley End station.







Standing on a quiet road and completely surrounded by beautiful open countryside is this charming end of terrace period cottage in a hamlet on the edge of the village. Originally two properties, one built in the eighteenth century and the other in the year of Queen Victoria's Diamond Jubilee, 1897, they were joined around forty years ago to make a spacious and light-filled family home. The present owners bought the house thirty four years ago attracted by the beautiful countryside all around, ideal for their young family at the time, the lovely garden, the spacious and versatile accommodation and the amenities in the nearby village. Since moving in, they have added a downstairs shower room, put in two wood burners, replaced some of the windows, decorated throughout and installed a country style kitchen. There is easy access to a wide network of footpaths and dog walks at the back of the house and the village is a warm and thriving community. The cottage is in a hamlet three quarters of a mile from Castle Camps itself, but an easy and pleasant walk. The front garden is laid to lawn with a large weeping willow shading the grass and providing a shady spot to sit. A pink climbing rose scrambles up the house and in late summer a magnificent purple hibiscus comes into bloom in front of the sitting room window. The road is quiet and the views are stunning. There is enough room to park several cars on the drive and there is also a large garage/workshop with power, light and partially boarded rafters creating space for storage.

The front porch has spacious fitted cupboards providing further storage. There are Suffolk latch doors throughout adding to the period charm. To the left of the hall is the dual aspect dining room with its brick fireplace and wood burner. Next door is the dual aspect kitchen with its pale cream wooden cabinets, double sink and plenty of room for preparation and storage. The utility room has a sink, a large larder cupboard and plumbing for a washing machine. There is a useful shower room next door. To the right of the hall is the absolutely charming sitting room with its exposed beams, open stud work, brick fireplace with wood burner and door opening out to the delightful back garden. The family often leave the door open on summer evenings to let the outside in and this is the perfect location for entertaining and family time. Over the years this lovely house has hosted many memorable gatherings for family and friends in this ideal free flowing space.



A charming and welcoming home.





*“This much-loved family home is full of the happiest of memories...”*





Upstairs, there are three bedrooms, two good sized doubles and a small double all with lovely views over the surrounding countryside. The bedroom in the oldest part of the cottage has eaves storage and exposed beams, with a built-in cupboard and hanging rails with a built-in chest of drawers. There is more than enough room for a family of any configuration. The family bathroom is flooded with natural light pouring through the skylight and has a bath with shower over.



# LOCATION

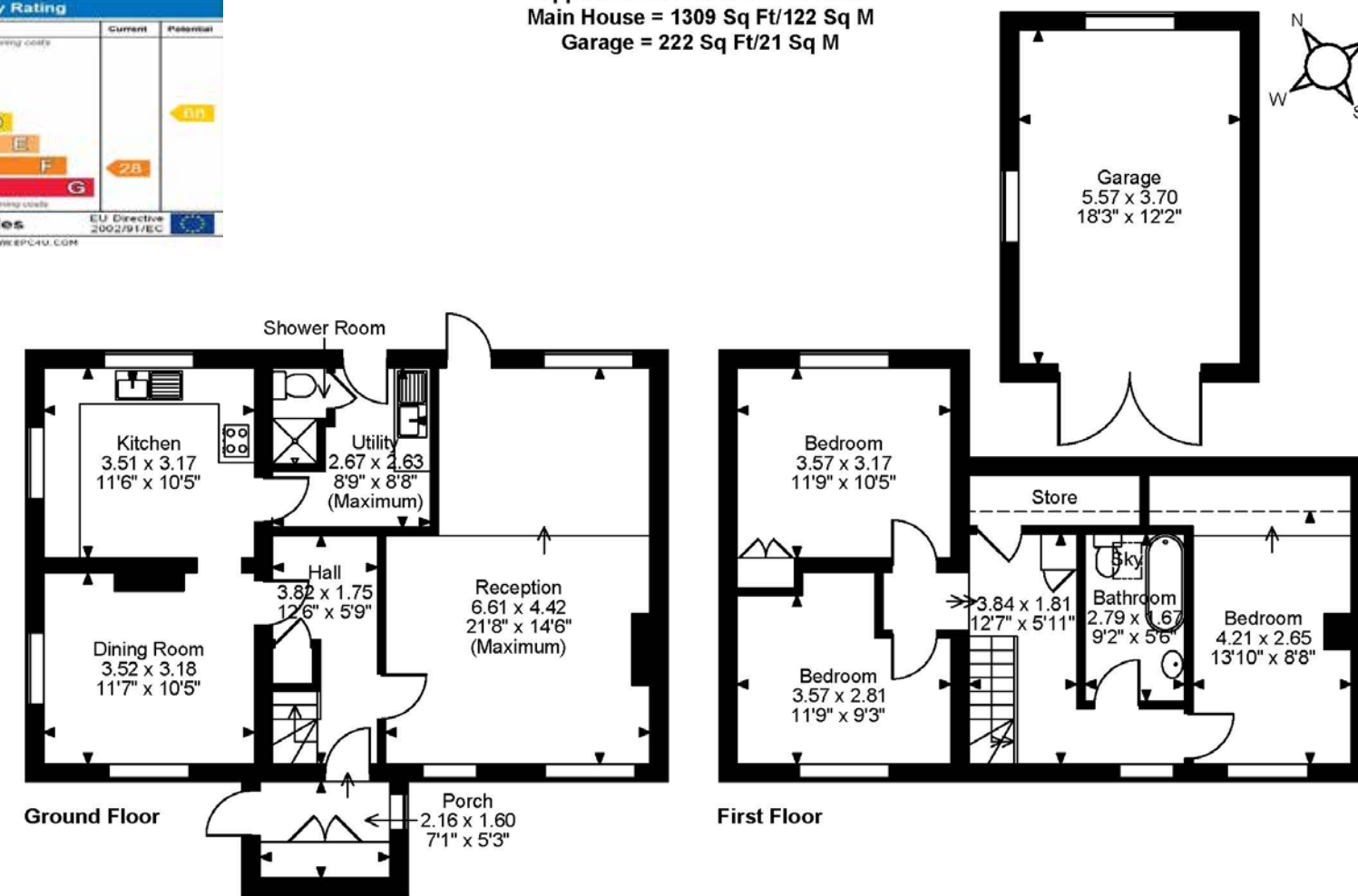
The rear garden is entrancing, mainly laid to lawn with a small paved seating area at the back of the house, including a built in BBQ, a decked area with an arbour and a useful garden shed. It is beautifully planted up with a number of roses, hellebore, a very well-established pink clematis, a grapevine scrambling up the fence, a large bamboo and many cottage garden perennials. The owners make their own dolmades from the vine leaves and in hot summers, the grapes make excellent juice. There is more than enough room for play equipment and this garden along with the surrounding fields provided the backdrop to the childhood of the owners' children when they moved in. The neighbours are extremely friendly and there is a playgroup and a primary school in Castle Camps which the owners' children attended. There is a bus stop opposite the house from where the school bus runs to Linton Village College, around four miles away. Light, airy, spacious and versatile, with delightful gardens front and back and the most beautiful setting on the edge of a village. This much-loved family home has been at the centre of many happy memories and is now waiting for new owners to make it their own.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(61-80)	D		
(39-60)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EPC 4U.COM EU Directive 2002/91/EC

Approximate Gross Internal Area  
Main House = 1309 Sq Ft/122 Sq M  
Garage = 222 Sq Ft/21 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)