

## Summary

This stunning 4-bedroom home offers the perfect blend of tranquility and space. Nestled in a peaceful countryside location, it boasts a magnificent and well-maintained mature garden, creating a serene oasis. The property also provides ample space for remote work, making it ideal for those seeking a work-life balance. With the countryside at your doorstep, this home promises an idyllic lifestyle and endless opportunities for personalisation and growth.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Under stair cupboard, radiator.

**CLOAKROOM** Window to side, WC, wash basin, radiator.

**BATHROOM** Window to rear, suite comprising panel bath with shower over & shower screen, wash basin, towel radiator.

**DINING ROOM** 11' 3" x 9' 0" (3.43m x 2.75m)  
Window to front, radiator.

**SITTING ROOM** 14' 9" x 11' 11" (4.5m x 3.65m) Window to front, radiator, feature fireplace with log burner.

**KITCHEN** 14' 9" x 6' 10" (4.5m x 2.1m) Window & door to rear. A good range of base & eye level units with worktops over, inset sink & drainer. Space for cooker. Space & plumbing for washing machine.

**First Floor:**

**LANDING** Window to side, loft access, cupboard.

**BEDROOM ONE** 10' 9" x 11' 11" (3.3m x 3.65m)  
Window to front, radiator, range of built in wardrobes.

**BEDROOM TWO** 11' 11" x 9' 10" (3.65m x 3.0m)  
Window to rear, radiator, cupboard.

**BEDROOM THREE** 11' 1" x 8' 10" (3.4m x 2.7m)  
Window to front, radiator.

**BEDROOM FOUR** 7' 6" x 6' 10" (2.3m x 2.1m)  
Window to rear, radiator.

**WC** Comprising WC, wash basin, radiator.

**OUTSIDE** The property is set in a peaceful village location, with ample parking to the front. Steps lead up to the front garden, beautifully kept with mature beds. The property benefits from a generous & wide plot which would provide potential for the installation of a driveway or extension (stp). Gated access to the rear. The rear garden is an excellent size, & has been painstakingly & thoroughly landscaped to create a beautiful oasis, with a large patio area, perfect for entertaining. The lawn is surrounded by an array of beautiful flower beds & borders, intertwined with mature trees & an ornamental raised pond. At the rear of the garden is a timber built garden office, where the current owner has created the perfect place to work from home. For green-fingered buyers, there is also a substantial timber shed/workshop.

## Additional Information

**Local Authority – Cambridgeshire County Council**

**Council Tax Band – D**

**Tenure – Freehold**

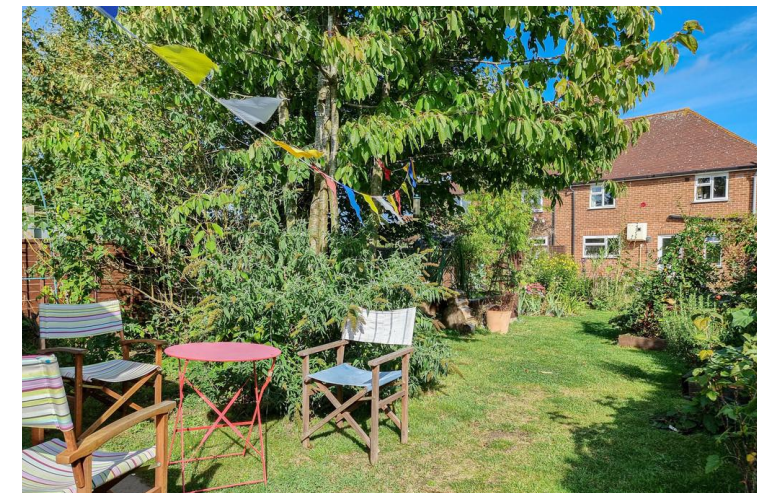
**Services – Oil Central Heating, Mains water & drainage**

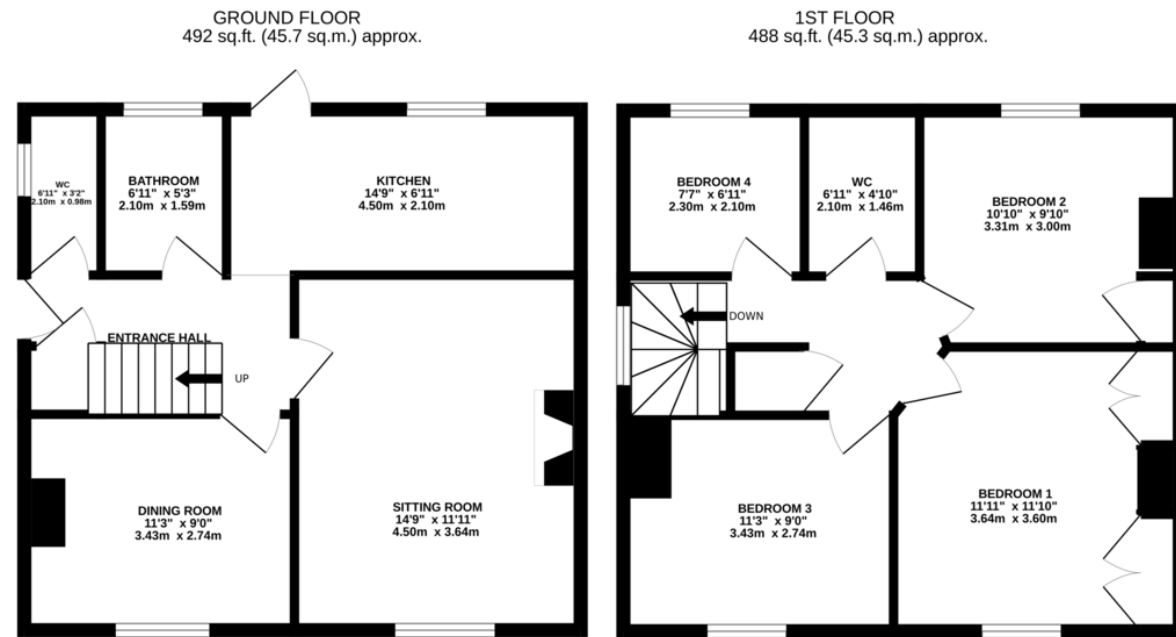
**Post Code – CB21 4RA**

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





**TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC TO FOLLOW

**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Main Street | Shudy Camps | CB21 4RA

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**£365,000**

- FOUR BEDROOMS
- TRANQUIL LOCATION
- OVERLOOKING COUNTRYSIDE TO REAR
- GARDEN OFFICE
- CATCHMENT FOR LINTON VILLAGE COLLEGE
- SUBSTANTIAL PLOT WITH POTENTIAL TO EXTEND (STP)
- IDEAL FOR CAMBRIDGE COMMUTERS