



The Summer House, 28 High Street
CB21 4DJ



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The Summer House

28 High Street | Balsham | CB21 4DJ

Guide Price £1,650,000

- A surprisingly spacious five-bedroom, three bathroom property
- Finished to a high specification throughout
- Three reception rooms
- Garage and off-road parking
- Located in the heart of the village within walking distance of amenities
- EPC: B / Council Tax Band: G

The Property

A beautifully designed and superbly finished, individual detached family home. The contemporary living space has many fine features and has been finished with superb materials and quality fixtures. Located in the heart of the South Cambridgeshire village of Balsham, The Summer House sits in gardens around 0.27 of an acre and is a short walk from the village stores, coffee shop and public house.

The Setting

The property is situated in the centre of the popular village of Balsham opposite the well renowned Black Bull gastro pub, the award-winning Old Butchers coffee shop and the Post Office stores. Situated 3 miles from the A11 and approximately 10 miles equally distant from Central Cambridge, Newmarket and the medieval market town of Saffron Walden. Balsham has the benefit of its own Primary school while Secondary education at the nearby Linton Village College. The City of Cambridge has a wide range of independent schools within easy travelling distance. Addenbrookes hospital is only a short distance away.

The Accommodation

In detail, the property comprises a stunning oak gabled entrance porch, which opens into the galleried dining hall. A cloakroom is accessed via the entrance Porcelanosa tiled flooring stretches throughout the ground floor with underfloor heating. A 360-degree rotating Stuv 30 wood burner stands between the dining hall and living room offering a fine feature to both areas. A staircase from the dining hall rises to the galleried land and first floor accommodation. The living room has glazed doors to the front aspect and bi-fold doors opening to the rear terrace. The stunning kitchen is comprehensively fitted with a high-quality range of units, including a large centre island, which are complemented by composite worktops and equipped with Miele appliances. The appliances include two ovens, a steam oven, microwave, induction hob with extractor fan, fridge and freezers, two dishwashers, and wine cooler. From the dining hall, a corridor,





which has natural lighting via glass floor panels above, there are two double bedrooms which share a bathroom, which has a shower and a bath. All the bathrooms are attractively fitted with white Duravit sanitaryware, tiling and automated showers and baths. There is also a generous bedroom suite with bath and shower, and a large walk-in wardrobe. A utility room with a comprehensive range of cupboards, sink and space for washing machine and tumble dryer. There are doors leading to the garage and rear garden. The integral garage and an electric roller door, cupboards housing plant and a boiler cupboard. The first floor is accessed via the galleried landing with vaulted ceilings, where there is an attractive home office with Velux windows.

Outside

The property sits in gardens in the region of 0.27 of an acre, and is access by a five bar gate and gravel drive way. The driveway providing off road parking and leads to the integral garage. The front gardens are enclosed by hedging and is predominantly lawn, with a scattering of beautiful Himalayan Birch trees. An Indian sandstone pathway leads to the front door and porch, there is also a paved terrace fronting the house. The rear garden is enclosed, mainly walled, and

offers a great degree of privacy. An Indian sandstone terrace stretches the width of the property at the rear, offering various seating and dining areas, raised planters, and a pond.

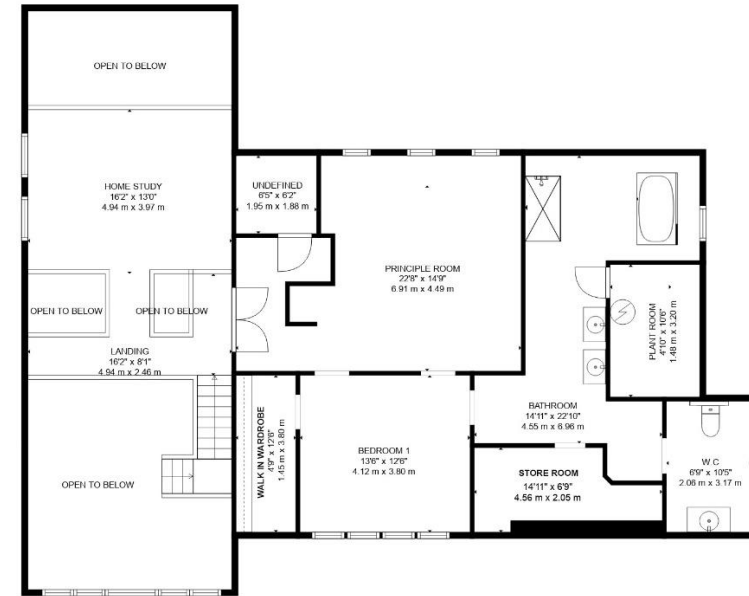
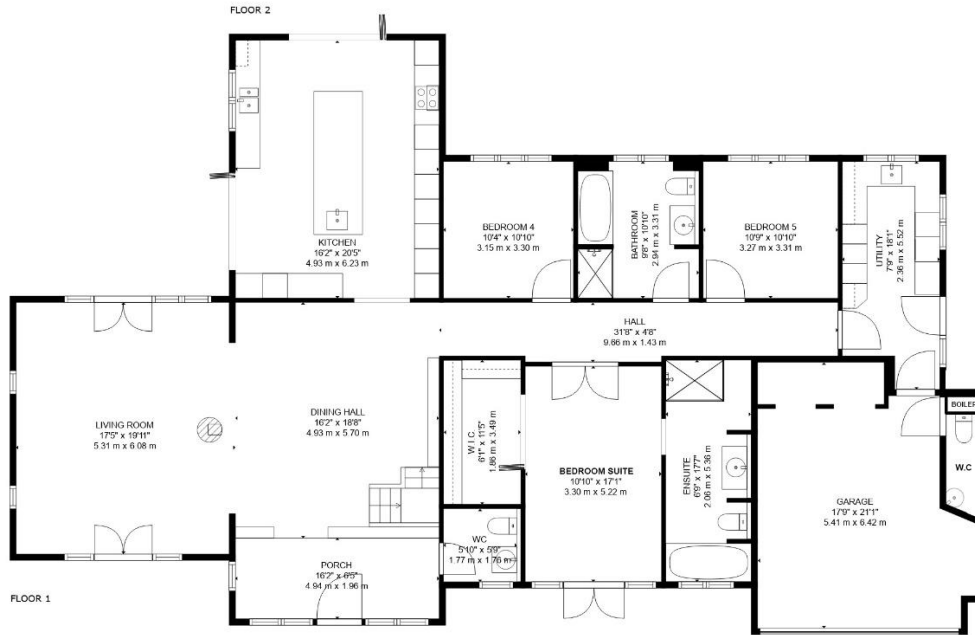
Services

Oil fired central heating. Mains electric, water and drainage are connected.

Local Authority

South Cambridgeshire District Council





GROSS INTERNAL AREA
 FLOOR 1: 2481 sq. ft, 191 m², FLOOR 2: 1492 sq. ft, 70 m²
 EXCLUDED AREAS: OPEN TO BELOW: 398 sq. ft, 37 m²,

TOTAL: 3973 sq. ft, 369 m²



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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