



**2 Camps Hall Cottages  
Castle Camps, Cambridgeshire**

**DAVID  
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## 2 Camps Hall Cottages, Castle Camps, Camps End, Cambridgeshire CB21 4TP

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a public free house, primary school, Church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

A charming and spacious 1,323 sq.ft Victorian cottage situated in a quiet semi-rural location backing onto surrounding farmland. The property enjoys off-road parking and expansive gardens with exceptional countryside views beyond.

### **A charming and spacious 1,323 sq.ft Victorian cottage situated in a quiet semi-rural location backing onto surrounding farmland, benefitting from off-road parking and expansive gardens.**

Entrance into:

**PORCHWAY:** With storage cupboard and stairs rising to the first floor. Doors opening into:

**SNUG:** A charming reception room with outlook to the front, featuring a cast iron Victorian fireplace and understairs storage cupboard.

**SITTING ROOM:** A generous triple aspect reception room with views across the gardens and countryside beyond, further featuring strip wood flooring and fireplace with log burning stove set upon a brick hearth and French doors leading out to the terrace.

**KITCHEN/BREAKFAST ROOM:** Comprehensively fitted with a modern range of wall and base units under worktop with a stainless steel sink inset. Integrated appliances include a Stoves cooker built into the chimney recess. Space for an undercounter fridge/freezer, space and plumbing for a dishwasher. Plenty of space for a breakfast table and chairs. Door opening through to the:

**BOOT ROOM:** With further storage available, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Door to the garden and door to:

**CLOAKROOM:** With WC and wash hand basin.

#### **First Floor**

**LANDING:** A split-level landing and rooms off:

**BEDROOM 1:** A spacious double aspect, double bedroom, with a range of built-in wardrobes and outlook to the rear over open countryside.

**BEDROOM 2:** Another spacious double bedroom with built-in storage cupboard and outlook to the front.

**BEDROOM 3:** A further double bedroom with outlook to the front.

**BEDROOM 4:** With outlook to the rear.

**FAMILY BATHROOM:** Stylishly fitted with panelled bath, vanity unit with WC, wash basin, separate shower cubicle, heated towel rail and part-tiled walls and flooring.

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## Outside

The property is approached via a gravel parking area providing parking for multiple vehicles with steps leading down to a pathway providing access to the front door and rear gate. The property enjoys generous gardens to the front, side and rear with the front and side being traditionally lawned with a range of mature trees and hedging, mature borders interspersed with flower beds with a gate leading through to the rear garden enjoying an extensively paved dining terrace set adjacent an area of traditional lawn, again interspersed with a range of mature trees, deep and well stocked flower beds, several carp ponds, one of which is enclosed with topiary hedging. Garden shed and pump house.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band TBC. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** South Cambridgeshire District Council, South Cambridgeshire Hall 6010, Cambridge CB23 6EA. Telephone: 0345 045 0500.

**COUNCIL TAX BAND:** D. £2,303.96 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

### **COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 66 mbps download, up to 16 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** A Right of Way exists with regard to the keeping free of the agricultural track (south eastern boundary).

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

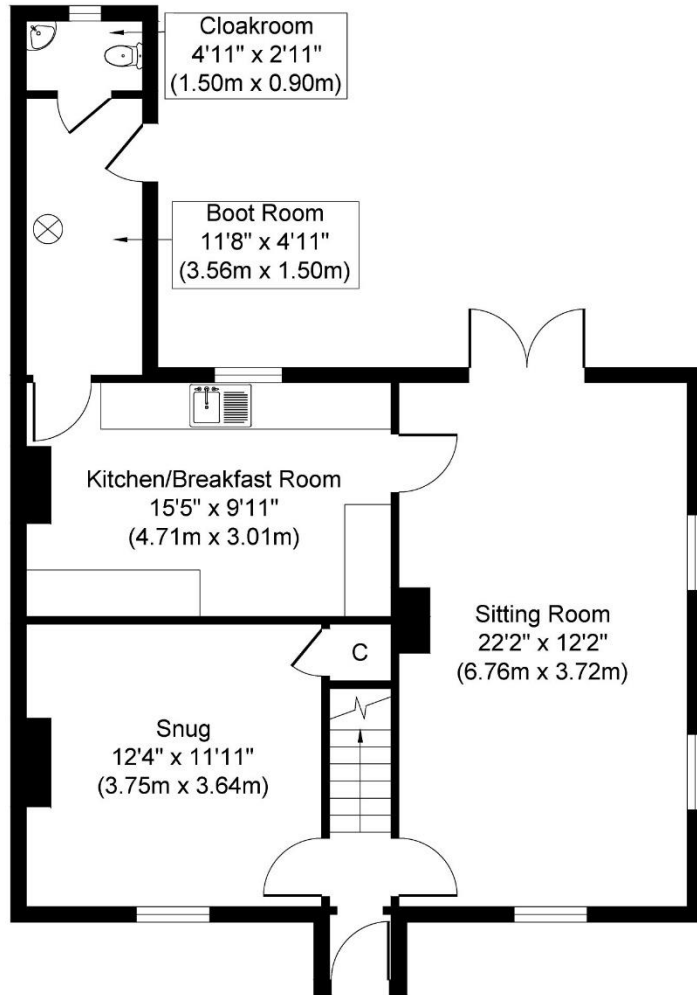
**RESTRICTIONS ON USE OR COVENANTS:** Restrictions are in place relating to the building of structures (excluding domestic outbuildings). A Party Wall exists between Nos. 1 and 2 Camps Hall Cottages for which there is a shared cost in relation to repairs etc.

**FLOOD RISK:** None.

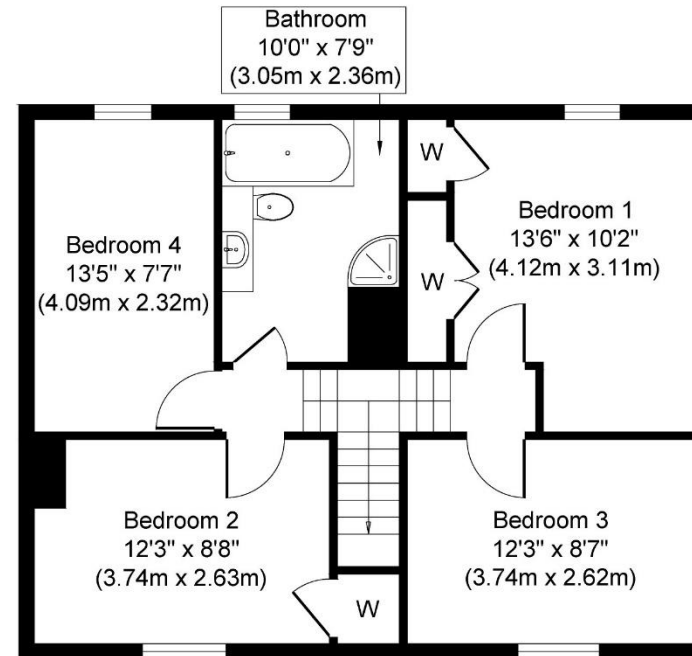
**ACCESSABILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**703 sq. ft**  
**(65.32 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**620 sq. ft**  
**(57.57 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



