



# Mayfair House

Camps End, Castle Camps, South Cambs









## Mayfair House

Camps End, Castle Camps

Originally constructed in 1815 as two charming cottages, **Mayfair House** has been thoughtfully extended to become a substantial five-bedroom family home, spanning nearly 4,000 sq.ft. Surrounded by approximately 0.93 acres of beautifully maintained grounds, this property perfectly blends historic character with modern convenience, offering a peaceful rural lifestyle at the end of a quiet country lane.

### Ground Floor – Versatile Living Spaces

The ground floor features a generous layout, ideal for both entertaining and family life. A welcoming entrance hall leads to the living room, located in the more modern part of the house. This space is enhanced by exposed beams and a striking brick fireplace that adds warmth and character. Adjacent to the living room is the conservatory, which is flooded with natural light and offers serene views of the gardens, as well as easy access to the outbuilding/games room.

The kitchen/breakfast room serves as the heart of the home, combining rustic charm with practicality. It includes wooden cabinetry, tiled flooring, and ample space for dining, making it a perfect gathering spot. A separate utility room provides added convenience, while the adjoining snug and sitting rooms offer cosy spaces to relax, both featuring open fireplaces.

### First Floor – Spacious Bedrooms

Upstairs, the master bedroom serves as a true retreat, complete with an en-suite shower room and picturesque countryside views. Four additional well-proportioned bedrooms are versatile, providing options for family members, guests, or workspaces. A family bathroom conveniently serves the remaining bedrooms.









### **Outdoor Living and Outbuildings**

The property sits on expansive grounds featuring mature trees, a patio area, and a pond, creating a tranquil setting for outdoor activities. Two additional outbuildings enhance the versatility of this property. The first can serve as a games room, gym, or home office, while the second provides ample storage.

### **Location and Lifestyle**

Located at the end of a peaceful rural lane, Mayfair House offers the ultimate in countryside living while remaining accessible to nearby amenities. Its location in Camps End provides easy access to local schools, transport links, and charming villages, ensuring a perfect balance of seclusion and convenience.

This is a rare opportunity to own a unique property steeped in history, surrounded by natural beauty. Whether you're looking for a family home, a rural retreat, or a space to combine work and leisure, Mayfair House delivers on every level.

### **Agents Notes:**

Tenure: Freehold

EPC Band D

South Cambridgeshire District Council - Band G - £3,781.97PA

Private Drainage, Oil Central Heating, Mains Water & Electric

Mobile Coverage: Good Outdoor Coverage & Mixed Indoor Coverage Available (Ofcom)

Broadband Coverage: Standard Available, 20 Mbps (Ofcom)

### **Location:**

Camps End is a delightful hamlet in South Cambridgeshire, providing a peaceful rural lifestyle amidst rolling countryside. Renowned for its scenic beauty and tranquil atmosphere, it is conveniently located near essential amenities in nearby villages and offers good access to commuter routes, including the M11 and Cambridge. This location is perfect for those seeking a countryside living experience.











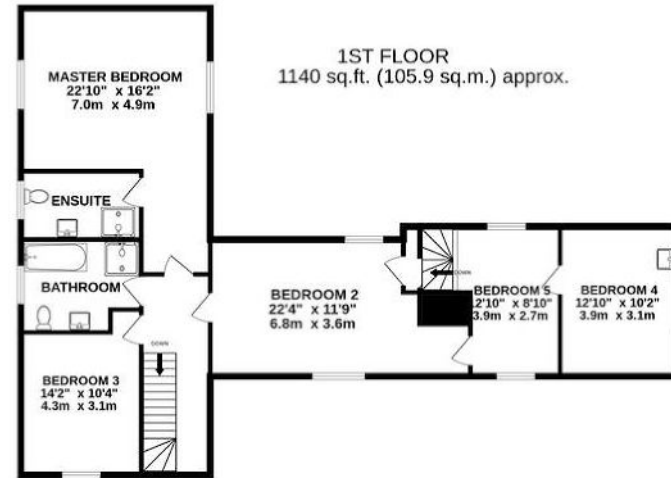
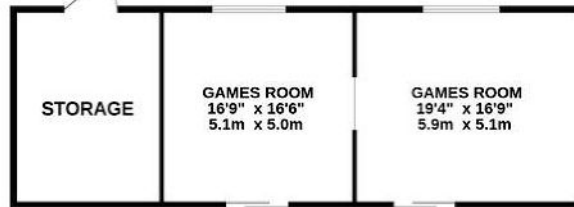








OUT BUILDING  
1007 sq.ft. (93.5 sq.m.) approx.



GROUND FLOOR  
2298 sq.ft. (213.5 sq.m.) approx.



TOTAL FLOOR AREA : 3961sq.ft. (368.0 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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