



**2 Springfield Cottages
Castle Camps, Cambridge**

**DAVID
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2 Springfield Cottages, High Street, Castle Camps, Cambridge CB21 4SN

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 extended four bedroom period cottage situated in a village location within a short walk to the village school and amenities, with direct access and backing onto the village recreational ground. The property features a blend of original period features and modern luxuries.

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Entrance via a porch into:

KITCHEN/BREAKFAST ROOM Comprising a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include a double electric oven, five ring induction hob with extractor over and dishwasher, whilst there is space for a fridge/freezer. Exposed beams, tiled flooring with underfloor heating lead through to the Breakfast Area with plenty of space for a dining table and chairs set adjacent a fireplace with a log burning stove set upon a pamment tiled hearth. Opening to:

DINING ROOM With engineered oak flooring and underfloor heating, staircase to the first floor, airing cupboard, French doors leading to the terrace and an opening to the:

SITTING ROOM A generous reception room with engineered oak flooring, underfloor heating and views across the garden.

UTILITY ROOM With space and plumbing for a washing machine and tumble drier under worktop with stainless steel sink inset, door to the **Garage**.

First Floor

LANDING With storage cupboards and access to:

BEDROOM 1 A spacious double bedroom, partly vaulted with a range of fitted wardrobes, views across the gardens and recreational fields beyond and an **En-Suite** comprising tiled shower cubicle, vanity unit with WC, wash hand basin and heated towel rail.

BEDROOM 2 A spacious double bedroom with exposed beams, outlook to the front and wardrobes built into the chimney recess.

BEDROOM 3 Another double bedroom with exposed beams.

BEDROOM 4 With fitted wardrobes and outlook to the rear over recreational fields.

BATHROOM Comprising a panel bath, vanity sink unit, WC and outlook to the rear.

Outside

The property enjoys off-road parking via brick paved driveway in turn leading to the **GARAGE** with light and power connected. The rear gardens feature an area of traditional lawn set adjacent to an extensively paved dining terrace.

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The lawns feature raised flower beds and flower bed borders, a large garden shed, all enclosed with fencing with a gate leading out directly to the recreational fields beyond.

TENURE: Freehold.

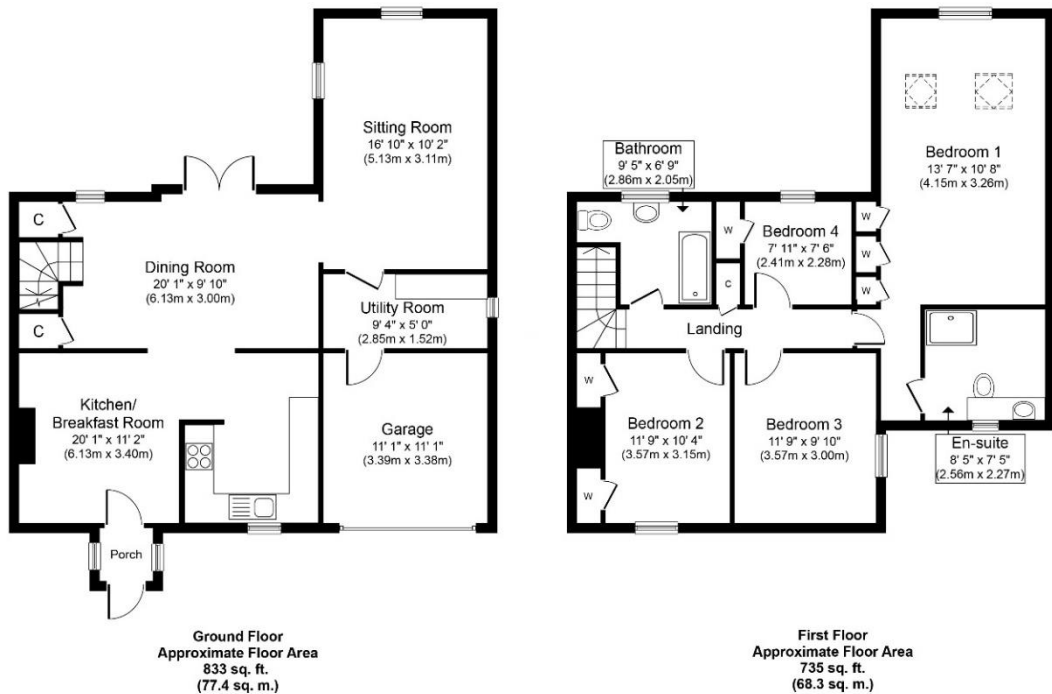
SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: South Cambridgeshire District Council. Council Tax Band: C. £1,934.27 per annum.

EPC RATING: TBC.

VIEWING: Strictly by prior appointment through DAVID BURR.

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