



Bush & Co.





# The Stables, Haverhill Road, Horseheath, Cambridge CB21 4QN

**Guide Price £775,000 Freehold**



**Energy Rating Band C**

Horseheath is a well regarded south Cambridgeshire village. It is served by a popular public house, post office/store, parish church and village hall. A larger range of facilities, including good schooling for all ages, are available in the nearby village of Linton and market town of Haverhill, both situated around 4 miles away. There are excellent road and bus links to Haverhill and Cambridge (which is around 10 miles away). Buses run, on average, every 30 minutes throughout the day.

The property is a particularly spacious and light filled detached house built around 2015 and recently redecorated. With nearly 3300 sq ft of accommodation over three floors there are five double bedrooms, four bathrooms and three reception rooms, with good quality fixtures and fittings used throughout making it ideal for growing families. The low maintenance garden has recently been remodelled and there is a detached garage and driveway parking. Sold with the advantage of no upward chain.

The entrance door leads to a hallway with stairs rising to the first floor and under stairs storage. There is a substantial dual aspect living room, an office and family/dining/games room with bi-fold doors to the rear. The stunning kitchen/dining room features a vast array of bespoke solid oak cabinets teamed with quartz work surfaces and considerable breakfast bar peninsula in addition to integrated appliances including range cooker and dishwasher. The adjacent utility room provides further storage and laundry space as well as the oil fired boiler.

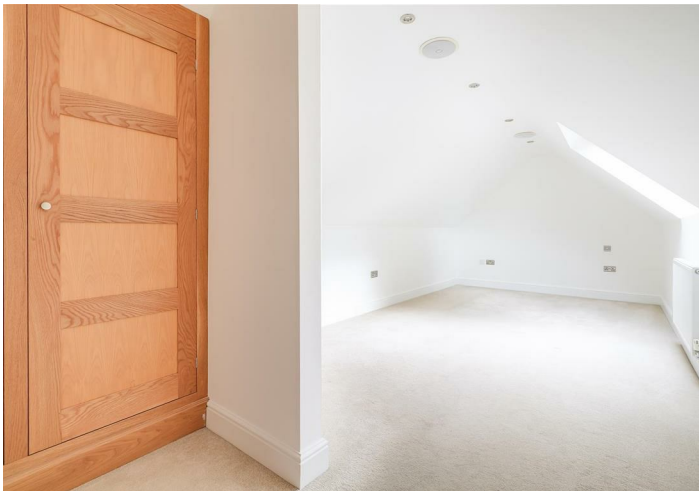
The first floor accommodation is equally impressive with three bedrooms and three bathrooms as well as stairs rising to the second floor. The beautifully proportioned principal bedroom suite includes a dressing room, ensuite shower room and superb balcony terrace offering fine views across the cricket field. Bedroom two is another sizable suite benefitting from dressing room and ensuite shower room. Bedroom three is a generous double room with built in wall to wall wardrobes. The extravagant family bathroom features a five piece suite with standalone bath, separate shower cubicle, twin vanity sinks and w.c.

The second floor landing has an airing cupboard housing two hot water tanks. There are two further well sized double bedrooms and an additional five piece family bathroom on this level.

Outside - There is a full width, private paved seating terrace to the rear of the house offering a good degree of seclusion in addition to a fenced lawned garden to the side.

There is a detached garage with power and lighting connected and ample driveway parking for two/three cars.







## Exceptional service in Cambridge and the surrounding villages

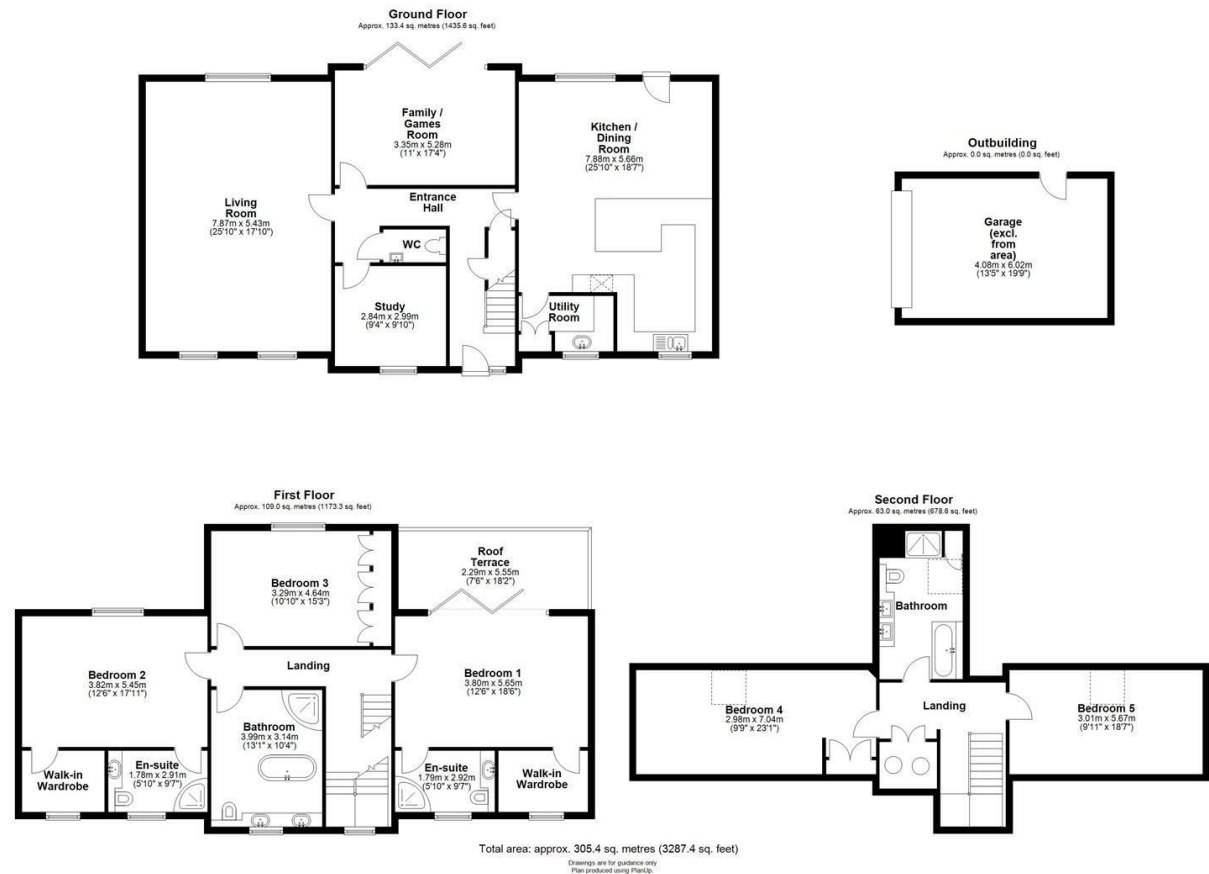
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## Further Information

Tenure - Freehold

Council Tax - Band G

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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