



24 Queens Close, Balsham, Cambridge, CB21 4HL
Offers In Excess Of £750,000 Freehold



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01223 800860

A SUBSTANTIAL DETACHED FAMILY RESIDENCE, ENJOYING TRANQUIL END OF CUL-DE-SAC POSITION BACKING ONTO COUNTRYSIDE VIEWS AT EDGE OF HIGHLY SOUGHT-AFTER VILLAGE.

- Bright and spacious detached family home
- Approx 1925 Sqft /179 Sqm, further approx.288 Sqft/27 Sqm integral garage
- 0.11 acres, mature south facing private gardens with attractive countryside views
- 5 generous bedrooms, 3 bathrooms, 3 reception rooms
- Large dual aspect sitting room with French door access to garden
- Large kitchen/breakfast with French door access to garden, separate utility room
- Large attic storage with potential to convert (subject to planning permission)
- Council tax band - F
- EPC-D/56

The generously proportioned property occupies a fabulous position located on the edge of the village, enjoying a peaceful end of cul-de-sac position with attractive countryside views set within mature and private south facing gardens with ample parking and a large integral double garage currently used as a spacious gym, with door leading to kitchen. The accommodation comprises, on the ground floor, three reception rooms. Both the 21'11" foot long sitting room and separate dining room boast bay windows plus the sitting room has a feature open fireplace and French doors leading out to the attractive natural stone paved terrace and rear gardens. The spacious kitchen/breakfast room is fitted with ample working surfaces with inset one and a half sink unit with drainer, a Neff induction hob, double oven, extractor and integral dishwasher plus space for an American style fridge/freezer. There are windows to the rear aspect and French doors providing access to the rear garden. There is a separate utility room which has space for the usual white goods and a door to outside. Also on the ground floor is a welcoming reception hall with coat cupboard and a cloakroom/WC and stairs to first floor accommodation.

Upstairs, off the impressive open galleried landing with built-in airing cupboard and front aspect windows providing lots of natural light, are five bedrooms, 2 ensuites and family bathroom. The main bedroom suite is extremely generous with an attractive bay window to front aspect, archway to the dressing area with two built-in double wardrobes and en-suite shower room. A second spacious double bedroom also has en-suite shower room and windows to rear aspect with fantastic views over the paddocks and countryside beyond and the family bathroom boasts both bath tub and shower cubicle.

There are two further double bedrooms and a generous single bedroom.

Outside, there is a lawned front garden with gravel driveway providing parking for three (or 4 small) cars and leading to the double integral garage with up and over door, power and light connected and a door to outside. The delightful south-facing rear garden backs onto paddocks and is wonderfully private and mainly laid to lawn with a great variety of well stocked flower beds and mature shrub borders and a large natural sandstone patio area with various seating areas to enjoy the southerly aspect.

Location

Balsham is a select village lying amidst undulating countryside just 10 miles south-east of Cambridge, within the Linton Village College catchment area and 7.5 miles from Addenbrookes hospital. As well as the equestrian town of Newmarket, the market town of Saffron Walden and Linton being a few miles distant, Balsham offers excellent local facilities including a primary school, The Old Butcher's Coffee Shop, Post Office/ convenience store, two public houses and a recreation ground with children's playground and church. There are good road links with the A11, M11 and the A14 as well commuter links to London with the mainline station at nearby Whittlesford (6 miles), Cambridge train station (8 miles) and Stansted is about 25 miles away.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

Fixtures and Fitting.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 108.4 sq. metres (1166.5 sq. feet)



First Floor

Approx. 100.0 sq. metres (1076.8 sq. feet)



Total area: approx. 208.4 sq. metres (2243.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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56



