



4 Mill Green, Shudy Camps
CB21 4QZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

4 Mill Green

Shudy Camps | Cambridgeshire | CB21 4QZ

Guide Price £525,000

- A well-proportioned four bedroom, semi detached property
- Good size kitchen/ breakfast room
- Utility room
- Four good size bedrooms
- Generous rear garden
- Off road parking & detached garage
- Peaceful rural location
- Offered with no upward chain
- EPC: D

The Property

An attractive four-bedroom semi – detached home in a picturesque rural hamlet situated between the larger villages of Shudy Camps and Horseheath. The property offers spacious and versatile living accommodation, a separate home office, off road parking, a large rear garden with outbuildings and is offered with no upward chain.

The Setting

Mill Green is a quiet hamlet in the village of Shudy Camps and close to the larger village of Horseheath with its inn/restaurant and fine church. The village is conveniently located about 12 miles south east of the university city of Cambridge and is also well placed for access to major routes including the A11 and M11 motorway at Duxford and Stump Cross providing access to London and Stansted Airport. Train services to London Liverpool Street run from Audley End and Whittlesford. The thriving village of Linton with extensive local amenities is 3 miles away and the market town of Saffron Walden approximately 8 miles away.

The Accommodation

In detail the extended property comprises a useful porch with storage cupboard leading onto a hallway with additional storage and shelves, cloakroom with WC and wash hand basin and doors to adjoining rooms. The stairs rise from the hallway to the first floor. To the front of the property is a good size living room with feature fireplace and window to the front aspect. Spacious under stairs cupboard. A set of part glazed double doors lead through from the living room to a second reception room which could be utilised as a dining room and which also boasts a characterful exposed brick fireplace. To the rear of the property is a spacious kitchen/diner with an extensive range of matching eye and base level units, an electric range style cooker with extractor over and a set of glazed patio doors leading out to the large rear





garden. There is also a utility room with base and eye level cupboards and space and plumbing for a washing machine and tumble dryer and door leading onto the rear garden.

The first-floor landing has a built-in storage cupboard housing the hot water cylinder and doors to the adjoining rooms. Bedroom one is a double room with window to front aspect and built in wardrobes and storage cupboard. Bedroom two is a dual aspect double room with views over the garden and adjoining countryside. From this room, there is access via ladder to a large, insulated loft space. A third bedroom is a good size room with window to rear aspect and feature fireplace. Bedroom four is a good size dual aspect room with built in storage and views over the adjoining countryside. The family bathroom comprises panelled bath with shower attached over, WC, hand wash basin and towel rail.

Outside

To the front of the property is a gravel driveway providing off road parking for several vehicles with established borders. The converted garage is a useful brick-built home office with power and lighting and tool shed to the rear. A large rear garden is laid predominantly to lawn and features a summer house, pond, raised beds, a good-sized workshop/shed, a greenhouse and a patio area directly to the rear of the kitchen/diner.



Services

Mains electric and water connected, private drainage via a WPL Diamond DMS Sewage Treatment system and oil-fired central heating. Ultra-fast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Construction – Brick with slate roof

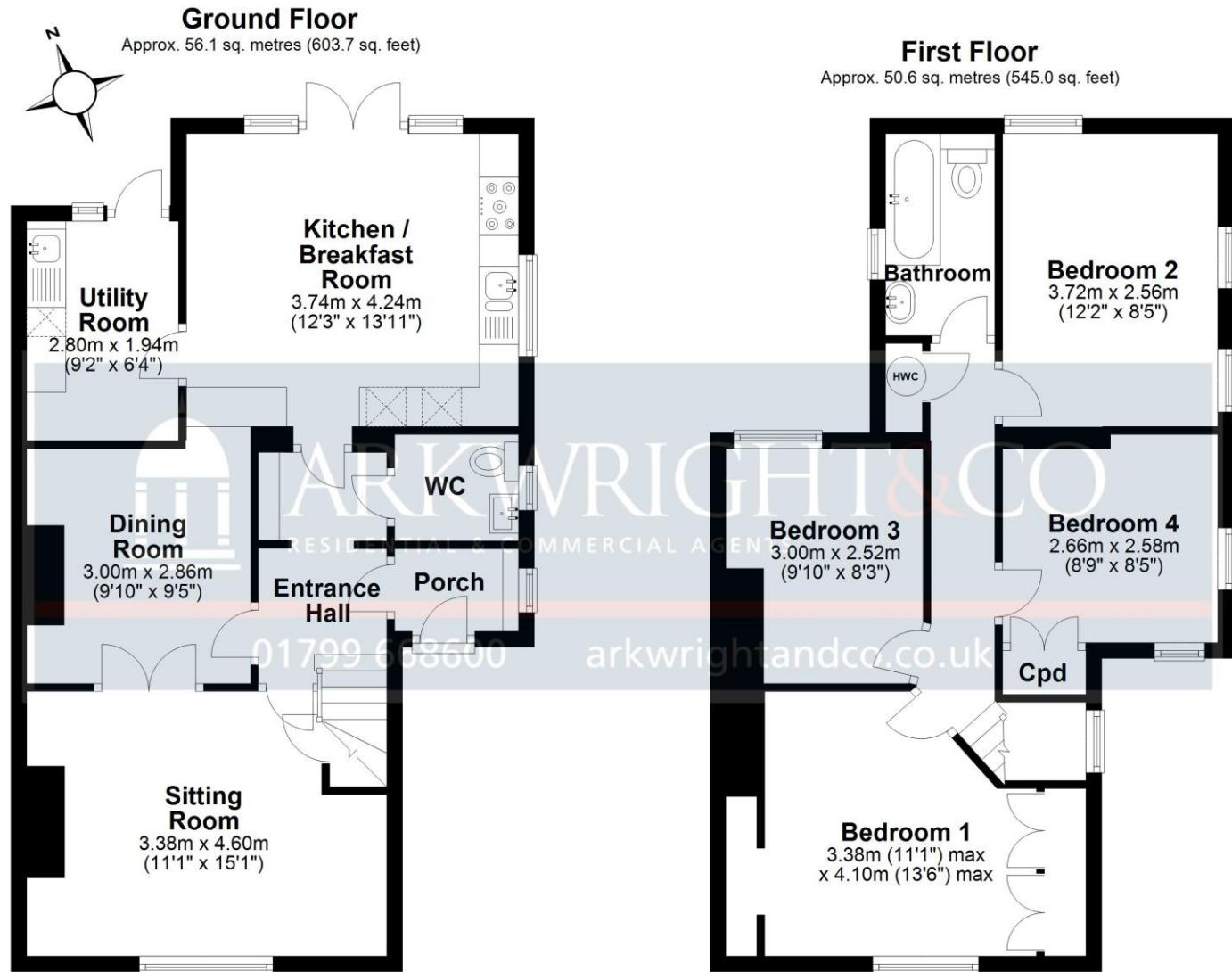
Local Authority – South Cambridgeshire District Council

Council Tax – C

Agents Note – The photographs were taken prior to the current tenancy at the start of 2024

-To access the property, there is right of way over the driveway belonging to Mill Green Meadow and No3.





Total area: approx. 106.7 sq. metres (1148.7 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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