



## Former Lodge cottage in lovely position

**Park Lodge, Shudy Camps Park, Shudy Camps, Cambridge CB21 4RD**

Freehold





Impressive pillared entrance • Edge of village location • Fenced paddocks • Character accommodation • Pretty garden

#### Local information

- Shudy Camps lies approximately 15 miles south east of the city of Cambridge bordered by open rolling countryside.

- Castle Camps neighbours the village and is home to an historic parish church, public house, village hall, recreational ground and primary school.

- There are good links to Cambridge – access A1307 approximately two miles which provides a road link to the city and the A11/M11 junction.

- Local facilities are in Linton and Haverhill has a number of supermarkets and Haverhill leisure a cinema and swimming pool complex.

- The Science Parks at Abington, Babraham, Hinxton and Chesterford are close by. The nearby villages of Whittlesford, Great Chesterford and Audley End provide railway services to Cambridge and London Liverpool Street taking approximately 20 minutes and one hour respectively. Stansted international airport is approximately 29.8 miles.

#### About this property

A former Gate Lodge to The Hall, a large mansion which sits up at the top of the hill, the property sits behind tall brick piers which originally marked the beginning of the long drive up to the main house.

The drive has long gone and Park Lodge now sits in an attractive spot adjacent to a block of woodland and open farmland on the edge of the village. The house is thought to date back to the beginning of the last century and is built of red brick under a plain clay tiled roof.

The accommodation laid out over two floors was modernised in relatively recent times but would benefit from a degree of updating to the kitchen. The main sitting room has an open fireplace and panelling to the far wall, there is a ground floor bedroom with en-suite bathroom and three further bedrooms at first floor level with dormer windows looking out over the gardens. A second bathroom with separate shower and a utility (with recently installed Grant oil fired central heating boiler) complete the accommodation which extends to 120 sqm (1,288 sqft) overall.

#### Outside

Approached through tall red brick piers there is a tarmac and block paved parking area to the side of the house. Beyond this is a separate outbuilding formerly a garage with power laid on and a green house.

The gardens are laid out mainly to the east and north of the house with a number of mature shrubs and trees.

To the north of the garden is the remainder of the land which is laid to fenced paddocks.





In all about 6.5 acres

**Tenure**

Freehold

**Local Authority**

South Cambridgeshire District

Council: Band F

EPC rating = F

**Viewing**

Strictly by appointment with

Savills

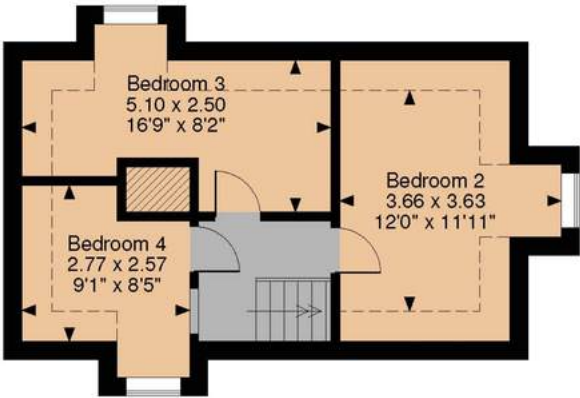




The Hall, Shudy Camps Park, Shudy Camps, Cambridge  
Internal area 1,288 sq ft (120 sq m)



The Lodge Ground Floor



The Lodge First Floor

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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	51
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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