



Grade II listed house with walled garden & woodland

The Elizabethan House, Shudy Camps Park, Shudy Camps, Cambridge CB21 4RD

Freehold

savills



- Character property
- Useful outbuildings/garaging
- Flexible accommodation
- Walled garden and woodland
- Scope for some improvement
- No onward chain

Local information

• Shudy Camps is close to the village of Castle Camps – an area steeped with interesting history which lies 15 miles south east of the city of Cambridge – with a pleasing mix of period and modern houses and cottages, a public house, village hall, recreational ground and primary school. Within a 20 minute drive of Shudy Camps, both Linton and Saffron Walden provide a good selection of highly rated primary and secondary schools. The popular market town of Saffron Walden has a further range of amenities including a wide selection of shops, sports facilities, golf club, pubs and restaurants. Just outside the town is an English Heritage site, Audley End House - a stately mansion that hosts a variety of events, fairs and concerts.

• Shudy Camps has good links to the city of Cambridge. Access to the A1307 is approximately 2 miles, which provides a road link to the city and the A11/M11 junction. Many areas of employment including the science parks at Abington, Babraham, Hinxton and Chesterford are all within easy reach. The nearby villages of Whittlesford, Great Chesterford and Wendens Ambo provide a railway service to Cambridge and London Liverpool St.

• Shudy Camps is well located for access to the historic city of Cambridge which contains a broad mix of entertainment and

shopping facilities including a range of designer shops, boutiques, high street stores, excellent restaurants, social and artistic venues and magnificent historical buildings and architecture.

• Technology in Cambridge lies at its heart with the diverse Science Park that fringes the city. It is also home to one of the largest biomedical research clusters in the world, Cambridge Biomedical Campus, which is currently undergoing a major expansion.

• Addenbrooke's Hospital provides excellent healthcare and is world renowned as a teaching hospital specialising in a range of clinical services and procedures. The city provides the perfect foundation for long-term career growth and plentiful opportunities.

• By Rail: Audley End – 10.7 miles (train from 56 minutes to London Liverpool Street) Cambridge – 15.2 miles (train from 48 minutes to London Kings Cross) Cambridge – 15.2 miles (train from 1 hour and 11 minutes to London Liverpool Street) By Air: Stansted International Airport – 29.8 miles Please note all mileages and distances are approximate.

About this property

The Elizabethan House is a detached Grade II listed property with red brick elevations under a steeply pitched tiled roof with central ridge stack featuring



three ornamental flues. Originally dating from around 1700 the property was formerly a service range for the adjacent Shudy Camps Park house which is now The Hall and in separate ownership. Accessed over a private drive which serves the Hall and three other adjacent properties the Elizabethan House is tucked in behind the southern end of The Hall with a paved forecourt to the front accessed beneath a pergola. A classical pedimented porch with fluted pilasters and seats to either side leads to the front door.

The house has accommodation arranged over two principle floors with an attic storey over extending in total to around 2,493 sq ft of floor area. On the ground floor there are three large rooms, all with tall ceilings - a dining hall in the centre with tall brick fireplace with a fitted stove and heavy timber bressummer, the kitchen has a range of Shaker style painted units with formica worksurfaces and a Lacanche LPG fired stove with five burners and two ovens. There is a 1 1/2 bowl stainless steel sink and space and plumbing for a dishwasher together with a freestanding oven and hob. The main sitting room to the far end of the ground floor has French doors leading out into the walled garden, an exposed curved red brick wall with open fireplace and raised hearth and heavy timber ceiling beams.

At first floor level there is a wide and spacious sitting/ landing with former open fireplace and doors to an en suite bedroom on one side and at the other side a corridor with built in cupboards leads to the well fitted family bathroom with bath and separate

shower and a further bedroom with views to the front. The top floor is accessed via a spiral staircase (which also leads back to ground floor level) and on this level there are two further bedrooms with distant views and a shower room.

Within the title to the property is a shared section of driveway which passes the end of The Hall to the left and three properties to the right. A five bar gate to one end leads into a shingled parking area and the three bay pole barn open garage. A door in the rear leads into the walled garden which has tall red brick walling a small terrace and access to a further outbuilding with power and light laid on and a timber section beyond with window to the driveway. In addition there is a small portacabin type building in one corner which could be used for a variety of purposes or removed to clear space. Beyond the walled garden accessed by a further door (and a gate from the parking area) is a further area of garden laid to lawn with some shrubs and trees, the oil tank and the external oil fired central heating boiler and LPG gas bottles for the kitchen range. The remainder of the land is mainly woodland which borders open farmland and includes a fine Wellingtonia.

In all about 0.75 of an acre.

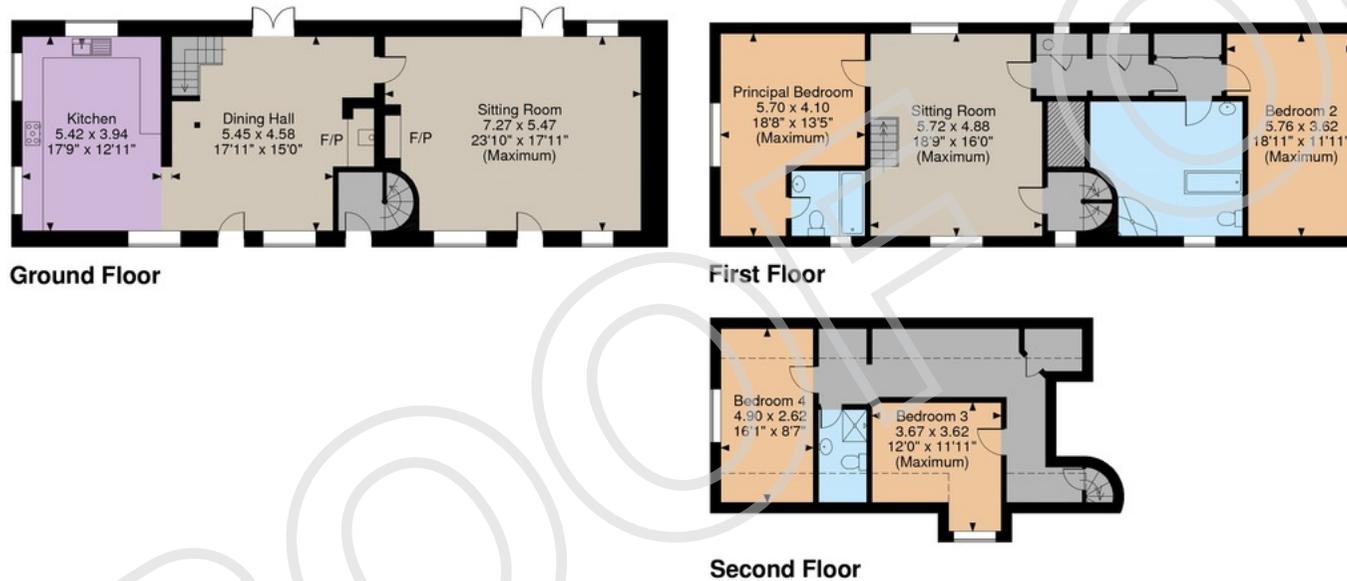
Tenure
Freehold

Viewing
Strictly by appointment with Savills





Elizabethan House internal area 2,493 sq ft (231 sq m)



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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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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