



Converted barn with stunning countryside views.

Drivers Barn, Silver Street, Withersfield, Haverhill, Suffolk, CB9 7SN

£1,250,000 Freehold





Beautifully balanced living accommodation • Stunning countryside views • Double cart lodge and private drive • Additional garden area • Storage barn • Maintained to the highest of standards throughout

Local information

• Drivers Barn is located on the outskirts of the attractive village of Withersfield on Cambridgeshire/Suffolk border, 16.1 miles from the historic University city of Cambridge and 12.4 miles from the market town of Saffron Walden.

• There is a variety of shopping and recreational facilities at nearby Haverhill (1.8 miles) including a Tesco and Sainsbury's Superstore, cinema, various restaurants, leisure centre and golf club. Further shopping facilities can be found in Linton (6.5 miles) and Saffron Walden, the latter hosts a popular market every Tuesday and Saturday. Cambridge city centre boasts a wide variety of facilities including the Grafton Centre and Grand Arcade shopping malls, with further cultural and recreational activities available across the city.

• There is a selection of local primary schooling in the area and further choice of Independent secondary schooling in Cambridge including The Perse, The Leys, Stephen Perse Foundation and many more for all ages.

• Railway stations to London Liverpool St and Cambridge at Whittlesford (13.2 miles) and Audley End (14.5 miles) with M11 access junction 9 at Stump Cross (14.4 miles).

(all distances and times are approximate)

About this property

Drivers Barn is a rather special and impressive barn conversion, one of a pair of attached former barns in a picturesque rural setting. The property provides well-proportioned and versatile living accommodation together with oil fired central heating. The property has been sympathetically converted to a high specification incorporating many attractive character features together with a stylish contemporary vision. There are a wealth of exposed beams and timbers and high vaulted ceilings to most of the principal rooms.

The main entrance leads in to the rather impressive fully vaulted entrance hall that opens seamlessly to open plan reception room which is flooded with natural light and a delightful space for entertaining which is all set around the through and through fuel burning fireplace. Just off the reception room is the extremely useful ground floor bedroom which enjoys views over the gardens and has immediate access to the fully fitted shower room. The walk way leads from the far side of the reception room and in to the eye catching kitchen/dining room which is very much the focal point of this fabulous home. The kitchen itself is completely bespoke and designed by the current owners, the sweeping island and breakfast bar create the centre piece of the kitchen, there is an array of wall and floor storage along with a selection of



integrated appliances which include, a dishwasher, fridge, oven, steam oven and warming drawer as well as an inset induction hob. The kitchen is completed by the very useful walk in pantry which offers plenty of storage. A further reception room is located beyond the kitchen and could be utilized in a number of ways including an office or snug. The sprawling ground floor accommodation is completed by the cloakroom and the utility room which offers plumbing for both a washing machine and dryer as well as further storage and a double sink.

Moving up to the first floor, you are greeted by an open galleried landing allowing you to enjoy the views to both the front and rear of the home. There are three double bedrooms all having the benefit of vaulted ceilings. The main bedroom itself has the offers a small dressing area and its own en suite shower room which has recently been refurbished by the current owners and now includes twin sinks. The first floor accommodation is completed by the family bathroom which comprises a panel bath, pedestal wash basin and low level WC.

Outside the property is approached via a gravelled driveway which is shared with the neighbouring barn which in turn leads into the private gravelled courtyard area to the front of the barn which enjoys a high degree of privacy and seclusion. Adjacent to the courtyard there is a triple open two bay cart lodge with a closed off area with oil storage tank and outside tap. There is a further five-bar gate leading to a gravelled driveway which leads to further parking

area and steel framed storage barn which is part of a very large barn divided between Drivers Barn and its neighbour. Along with the access to the storage barn you also gain access to your additional garden space which is fantastic to entertain friends and family, there is a large pond located within the garden area. At the home itself you have a generous rear garden which has open views across the farmland, the garden is laid to lawn with a large sweeping paved patio to the front of the garden which is ideal for al fresco dining. The owners have also created a delightful oasis, courtyard area that is full of life and colour, with raised beds and tiered seating areas to enjoy the privacy.

Tenure

Freehold

Council Tax

Band = G

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






Approximate Area = 227.1 sq m / 2444 sq ft
 Barn / Store = 145.0 sq m / 1561 sq ft (Excluding Carport / Voids)
 Total = 372.1 sq m / 4005 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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