



Magnolia House
Horseheath, Cambridge

**DAVID
BURR**



Magnolia House, Linton Road, Horseheath, Cambridge CB21 4QF

Horseheath is a popular smaller South Cambridgeshire village. The village is home to a highly regarded public house with accommodation, a post office / general store and Parish Church. Further facilities are available in the larger village of Linton (3 miles) and market town of Haverhill (3 miles). There are excellent road links and regular public buses to Haverhill and Cambridge (10 miles). London Stansted Airport is 25 miles away and there is a mainline rail station in Cambridge.

A generous three bedroom detached property situated in a village location with easy commuter links and enjoying off-road parking, double garage and generous gardens.

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Entrance into:

ENTRANCE HALL: A generous hallway with staircase leading to the first floor with storage cupboard beneath and doors leading to:

SITTING ROOM: A generous reception room featuring a log burning stove set upon a slate hearth and bi-folding doors to the:

CONSERVATORY: With outlook across the gardens and French doors leading out.

DINING ROOM: Another generous reception room with plenty of space for dining table and chairs, outlook to the front.

KITCHEN: Comprising a range of extensive wall and base units under worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include an electric double oven, five ring gas hob with extractor over and dishwasher, whilst there is plenty of space for a fridge/freezer. Tiled flooring and outlook across the grounds. Door to:

UTILITY ROOM: With further storage cupboards under worktop, space and plumbing for a washing machine and tumble dryer. Door to:

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: With rooms off.

BEDROOM 1: A generous double bedroom with outlook to the front and **En-Suite** comprising a tiled shower cubicle, vanity sink unit, WC and heated towel rail. Part-tiled walls and flooring.

BEDROOM 2: A further generous double bedroom with outlook to the rear.

BEDROOM 3: Another double bedroom with outlook to the front.

FAMILY BATHROOM: Comprising a panelled bath with shower attachment over, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

Outside

The property enjoys a driveway providing parking for multiple vehicles set behind a pair of Suffolk gates, in turn leading to the **DOUBLE GARAGE** with light and power connected. Gates lead through to the generous rear gardens comprising areas of traditional lawn interspersed with some mature trees, paved dining terrace and flower beds.

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TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA. Telephone: 01954 713000.

COUNCIL TAX BAND: Band E. £2,815.95 per annum.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A Right of Way exists for the purposes of maintenance.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: Covenants are in place relating to the shooting of winged game and maintaining stock-proof fencing

FLOOD RISK: None.

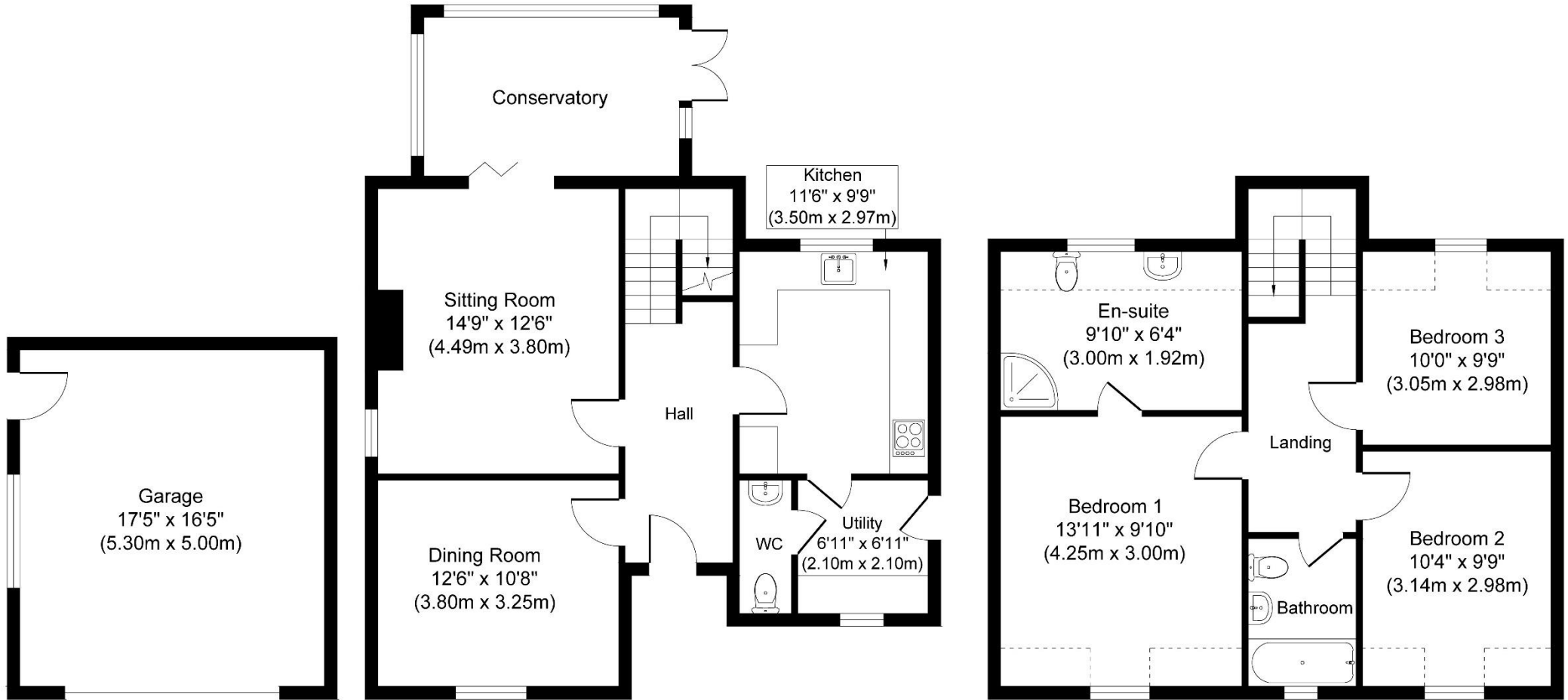
COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Garage
Approximate Floor Area
274 sq. ft
(25.44 sq. m)

Ground Floor
Approximate Floor Area
739 sq. ft
(68.67 sq. m)

First Floor
Approximate Floor Area
657 sq. ft
(61.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

