



THE ROOKERY
Balsham

Carter Jonas

THE ROOKERY, BALSHAM, CAMBRIDGE, CB21 4EU

- Cambridge - approx. 8 miles
- Whittlesford Railway Station - approx. 9 miles
- Linton - approx. 3.5 miles
- Addenbrookes Hospital - approx. 9.5 miles
- A11 (A14&M11) - approx. 3 miles

Open-plan sitting room and dining room • Kitchen/ breakfast room • Conservatory • Study/office • 4 Bedrooms • Bathroom • Cloakroom • Garage & parking • Secluded gardens • EPC rating D

DESCRIPTION

43 The Rookery is a detached single storey residence with has been extended and improved offering deceptively spacious accommodation of over 1200sqft situated in a secluded position withing walking distance of the centre of the village.

There is a lovely open-plan reception room with a feature fireplace with woodburner and plenty of space for both sitting and dining. It opens through to the bright conservatory with doors opening to the patio. The kitchen is fully fitted with a good range of integral appliances. The bedroom wing comprises four bedrooms, a bathroom and an office. The property offers excellent levels of natural light throughout and is stylishly presented.

OUTSIDE

The property occupies a very, pleasant position at the end of a leafy, residential cul-de-sac and is approached over a driveway giving access to the garage. The front gardens offer excellent privacy and are fully enclosed by mature hedging and mainly laid to lawn with shrub planting. The rear gardens, again offering excellent secluded areas for al-fresco dining and entertaining, are a mixture of lawn and patio with a kitchen/vegetable garden, greenhouse and garden shed. There is also a EV charging point.

A VERY WELL PRESENTED AND BRIGHT SINGLE STOREY HOME WITH OVER 1200SQFT OF ACCOMMODATION, GARAGE AND PARKING AND SECLUDED GARDENS.



LOCATION

The Rookery is a quiet, no-through road situated close to the centre of this extremely popular and much sought after residential village, offering a range of local services including a shop/post office, cafe, inn/public houses and a primary school. Situated amidst rolling countryside the village is located approximately 8 miles south-east of the University City of Cambridge, 10 miles from both Newmarket and Saffron Walden, and is conveniently situated for access to the A11 and M11 motorways, as well as the mainline stations at Whittlesford and Audley End, which both offer a fast and frequent services to Cambridge and London Liverpool Street stations. The nearby village of Linton offers further varied amenities along with secondary schooling at highly regarded Linton Village College.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



The Rookery

Approximate Gross Internal Area = 1268 sq ft / 117.8 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 1429 sq ft / 132.8 sq m



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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