



Dunelm Cottage High Street, Castle Camps
Cambridge

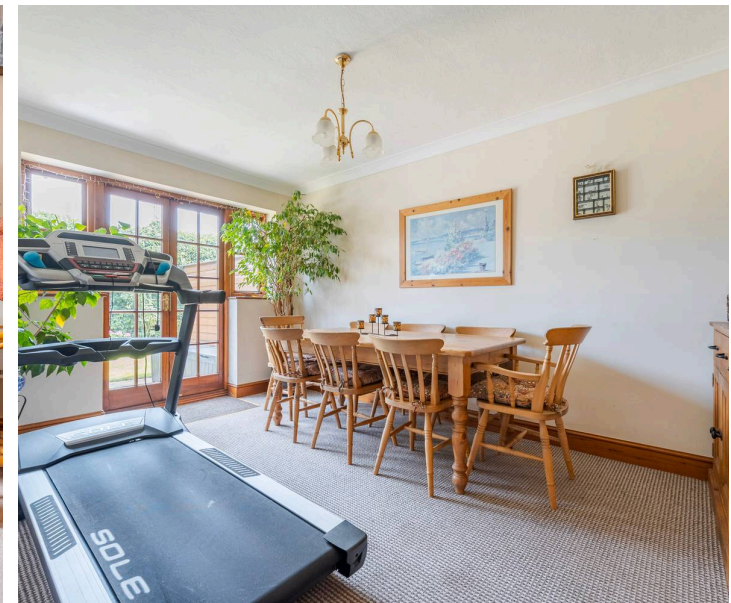


Minors & Brady

Dunelm Cottage High Street

Castle Camps, Cambridge

A well-placed family home in the heart of Castle Camps, offering a welcoming layout, generous proportions and direct access to the village green, a setting that naturally supports everyday living. This detached residence provides 1,381sqft of adaptable accommodation, including a bright entrance hall with WC, a 17ft living room centred around a brick fireplace with wood burner, a flexible dining room opening to the garden and a practical kitchen ready for personal updates. Three comfortable bedrooms sit upstairs, served by a modern family bathroom. The east-facing garden offers a private outdoor space with a patio, lawn and planted beds, while the shingle driveway and integral garage add convenience. A well-presented home that combines village appeal with the opportunity to shape interiors to your own style.



M&B

Dunelm Cottage High Street

Castle Camps, Cambridge

- Detached residence proudly positioned within the sought-after village of Castle Camps, in Cambridgeshire
- Well-presented family home offering 1,381sqft of accommodation, ready for you to adapt to your own preferences and style
- Located at the rear of the property is the village green, perfect for families with children or dog walking
- Kerb appeal with a shingle driveway providing off-road parking, a maintained front garden and a integral garage for storage use
- Spacious, 17ft living room accentuated by a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Flexible dining room with French doors that open out to the garden, creating a seamless flow between the indoor and outdoor spaces
- Kitchen fitted with cabinetry, an integrated oven and under-counter areas for appliances
- Three bedrooms offering comfort and privacy, including a principal bedroom with built-in wardrobes and another with eaves storage
- Family bathroom comprising of a modern three-piece suite, along with vanity storage
- A private, east-facing garden featuring a patio for outdoor seating, a laid to lawn, planted beds and storage sheds



M&B

Dunelm Cottage High Street

Castle Camps, Cambridge

Castle Camps

High Street sits at the centre of Castle Camps, a small rural village in south-east Cambridgeshire with a quiet, residential feel and open countryside in every direction. The setting is characterised by traditional homes, wide views and a friendly, close-knit community.

Everyday amenities include the village hall, recreation ground, church and a well-used network of footpaths. For shopping, residents typically head to nearby Linton or Haverhill, where you'll find supermarkets such as Tesco, Sainsbury's and Aldi, along with independent stores, cafés and practical services.

Families benefit from having Castle Camps Primary School within the village, while secondary education is most commonly accessed in Linton at Linton Village College.

Transport links are straightforward: road connections lead towards Haverhill, Cambridge and Saffron Walden, and regular bus routes operate between the surrounding villages and towns. Rail travel is available from Cambridge, Audley End or Whittlesford Parkway for commuting further afield.

The lifestyle here suits anyone who values a slower pace, outdoor space and a village community. With countryside walks on the doorstep and larger amenities only a short drive away, High Street offers a balanced rural setting without feeling remote.



M&B

Dunelm Cottage High Street

Castle Camps, Cambridge

Detached residence set within the sought-after village of Castle Camps, offering a welcoming layout, generous proportions and a setting that naturally supports day-to-day family life. With the village green directly behind the property, the outlook feels open and connected to the wider surroundings, ideal for children to play, dog walking or simply enjoying time outdoors.

A shingle driveway provides off-road parking and leads to a neatly maintained front garden and an integral garage, giving the home strong kerb appeal and practical storage. Inside, the bright entrance hall introduces the accommodation and includes a WC.

The 17ft living room is a comfortable everyday space, centred around a brick-built fireplace with an inset wood burner. It's a room designed for relaxed evenings, gatherings with friends or quiet moments by the fire.

The dining room offers flexibility for family meals or entertaining, with French doors that open directly to the garden and encourage an easy flow during warmer months.

The kitchen provides a functional base with fitted cabinetry, an integrated oven and under-counter spaces for appliances, ready for personal updates to suit your own style.



Dunelm Cottage High Street

Castle Camps, Cambridge

Upstairs, three bedrooms offer privacy and comfort. The principal bedroom includes built-in wardrobes, while another benefits from eaves storage, useful for seasonal items.

A modern family bathroom serves the floor, fitted with a three-piece suite and vanity storage.

The east-facing rear garden is a private and enjoyable space, arranged with a patio for outdoor seating, a lawn, planted beds and storage sheds. Its orientation makes it well suited to morning light, and with the village green just beyond, the setting feels both peaceful and connected to the community.

In all, a well-presented home of 1,381sqft, offering a balanced layout, a pleasant village position and the opportunity to tailor interiors to your own preferences, a property that supports comfortable family living in a friendly, well-served Cambridgeshire village.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating (calor gas for the gas hob).

Please note: The log burner installation has not been signed off.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

M&B

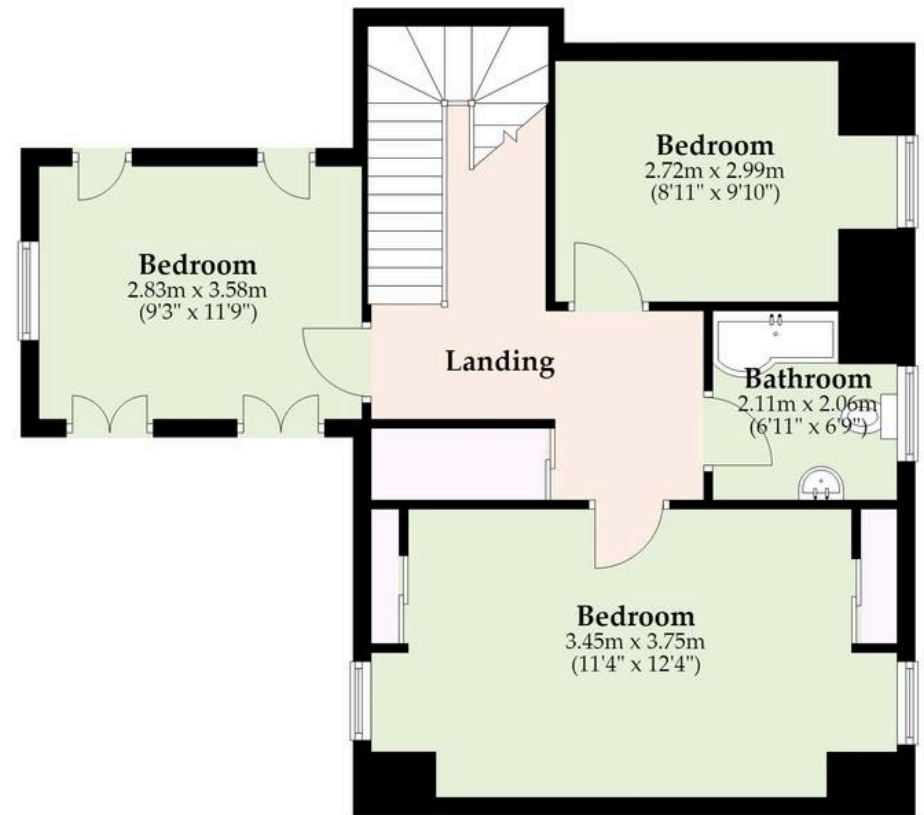
Ground Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



Total area: approx. 128.3 sq. metres (1381.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk