



£265,000

The Terrace, Horseheath, Cambridge,
Cambridgeshire



Offered for sale with no onward chain, this charming two-bedroom terraced cottage occupies a sought-after position within the highly regarded village of Horseheath, approximately 13 miles from Cambridge City Centre. Brimming with character and offering significant scope for improvement and extension (subject to the necessary permissions), the property presents an exciting opportunity for buyers seeking a home with both charm and future potential.

A traditional stable door opens directly into the welcoming lounge/diner, a bright and spacious reception room benefiting from dual-aspect windows that flood the space with natural light. A feature fireplace creates an attractive focal point, enhancing the cottage's cosy character, while stairs rise to the first-floor accommodation. The room offers ample space for both seating and dining areas, making it ideal for everyday living and entertaining alike.

Leading from the lounge/diner is the galley-style kitchen, fitted with a range of storage units and work surfaces, providing practical space for meal preparation. To the rear of the kitchen is a useful hallway, which provides access to the ground-floor shower room and a stable door opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor comprises two generous double bedrooms, both offering excellent proportions and plenty of natural light. The accommodation is well suited to a variety of buyers, including first-time purchasers, downsizers, or those looking for a countryside retreat within easy reach of Cambridge and surrounding market towns.

One of the property's standout features is its exceptionally generous rear garden. Immediately outside the cottage is a patio seating area, perfect for outdoor dining and relaxation during the warmer months. Beyond this, the garden is predominantly laid to lawn and extends significantly to the rear, providing a wonderful sense of space and privacy. Centrally positioned within the garden is a substantial brick-built bakehouse, offering tremendous versatility and potential for conversion into a garden room, home office, workshop, studio, or simply additional storage space. Beyond













Council & Council Tax Band –
Cambridgeshire - Tax Band - C

Tenure – Freehold

Broadband – Up to 74 mbps

Mobile Coverage – EE, Vodafone, Three,
O2 - moderate coverage (data obtained
from Ofcom)

Utilities – Oil central heating, mains
electricity, mains drainage.

Property Construction – Brick.

Rights and Restrictions – gated access
across neighbouring properties (rear)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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