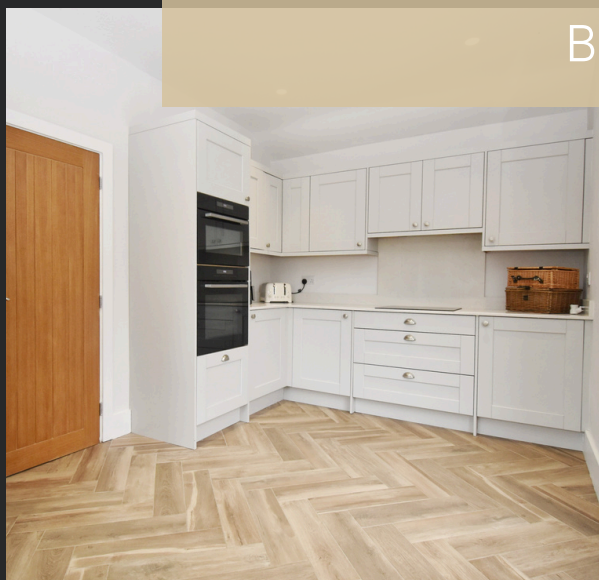




46 HIGH STREET,  
BALSHAM



**Guide Price: £475,000**

Within the grounds of this beautiful Grade II listed former public house is a large 3-bedroom detached Coach House. This property has been renovated to an extremely high standard.

## Features

- ✓ Character Property
- ✓ Integral Garage
- ✓ Two Shower Rooms
- ✓ Private Garden
- ✓ Walk-in Dressing Room
- ✓ Extensively Renovated



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Within the grounds of this beautiful Grade II listed former public house is a large 3-bedroom detached Coach House. This property has been renovated to an extremely high standard, consisting of 3 bedrooms, one with a walk-in dressing area and beautifully presented en-suite shower room. Further good size double bedroom, large living/dining room with feature log burner. Newley fitted Kitchen, new flooring throughout, ground floor WC with utility room. Integral garage.

### Ground Floor

As you enter on the right through the hallway takes you through to the ground floor WC, Utility room and storage, on the right takes you through:

Living Room/Dining Room: Good size room with dual aspect windows, feature log burner, door leading to:

Kitchen: Immaculately presented kitchen, with range of wall and base units, integral appliances, granite work tops, French doors to the side aspect with window to the front aspect.

### First Floor

Bedroom 1: Superb main bedroom with walk-in dressing area that leads to a fabulous large shower room, with shower cubicle, WC and wash basin. 2 windows to the front aspect.

Bedroom 2: Further double bedroom with window to front aspect.

Bedroom 3: with window to rear aspect.

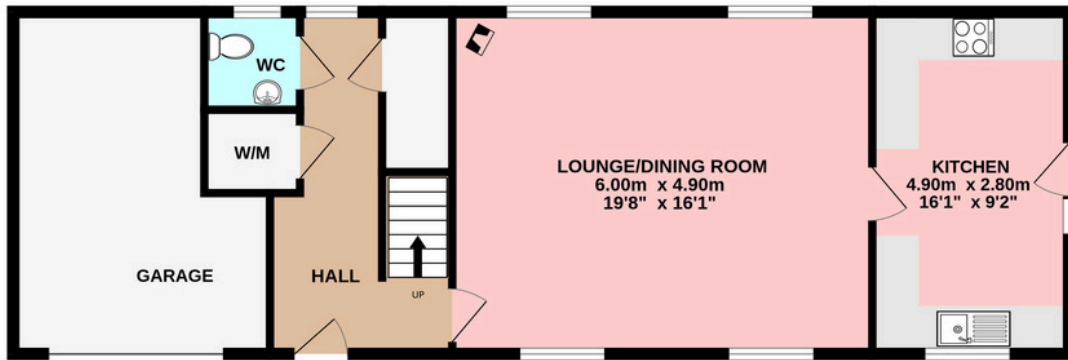
Bathroom: Large beautifully presented shower room with WC and wash basin with vanity units, window to front aspect.

### Outside

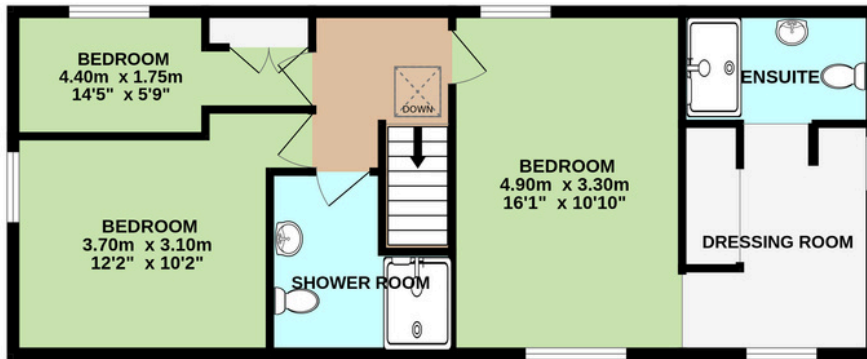
This property has an integral garage, with a large terraced area at the back of the property. Off-street parking for a number of vehicles.



GROUND FLOOR  
73.8 sq.m. (794 sq.ft.) approx.



1ST FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA: 133.8 sq.m. (1441 sq.ft.) approx.

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.  
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TOTAL SIZE: 1441 SQFT  
TENURE: FREEHOLD  
EPC BAND: EXEMPT (GRADE II LISTED)  
COUNCIL TAX BAND: A  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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