



High Street, Bourn, CB23 2TR

CHEFFINS

High Street

Bourn,
CB23 2TR

An exciting and unique opportunity to acquire a rather special detached country home of immense charm and character. The property cleverly combines a timber framed thatched cottage together with a stunning and beautifully presented single storey wing which incorporates many wonderful features with the benefit of its own unique ambience, style and panache. The property provides exceptionally versatile and well proportioned accommodation, including a most impressive open plan living/dining/family room which is open to the superbly equipped kitchen with Aga. Furthermore, the delightful landscaped and generous gardens are a further special feature and enjoy privacy and seclusion and back onto adjoining paddocks. Offered chain free.

4 3 2

Guide Price £850,000





LOCATION

The property occupies a prominent position close to the heart of the village and enjoys breathtaking views over adjoining paddocks. The highly sought after and most desirable village of Bourn provides an excellent range of local amenities including a store/post office, coffee shop, doctors surgery, Indian restaurant, golf club with its own gym and leisure facilities. Further amenities are available in the close by village of Comberton which also has a highly rated village college. Bourn is also well placed for access to major routes and is located about 9 miles west of Cambridge and is also conveniently placed for the commuter with main line stations at Foxton, Shepreth, Whittlesford, Royston and Cambridge itself.

CANOPY PORCH AND ENTRANCE DOOR
to:**ENTRANCE LOBBY**

with high semi-vaulted ceiling, matwell, door off to:

CLOAKROOM

with vanity style unit with wash hand basin set on a wooden worktop with cupboard beneath, low level w.c., ceramic tiled floor, radiator, small trap door to roof space.

INNER RECEPTION HALL

with high semi-vaulted ceiling and staircase off to first floor, natural wood style flooring and opening to:

PRINCIPAL RECEPTION ROOM

A wonderful and atmospheric sitting room with a feature Inglenook style fireplace with a raised stone hearth, wealth of exposed timbers, traditional style radiator, natural wood style flooring, feature leaded light stained glass window to side, further sealed unit double glazed windows to front aspect and timber entrance door leading to the front garden but not currently used, attractive recessed bay window to front aspect with sealed unit double glazed windows, further traditional style radiator, door off to:

STUDY

with radiator, exposed brick chimney breast with small recess, trap door to roof space and sealed unit double glazed windows overlooking the courtyard area and driveway to side aspect. A pair of attractive glazed doors leading to the:

STUNNING OPEN PLAN LIVING/DINING/FAMILY ROOM

with ceramic tiled floor, sealed unit double glazed windows to side aspect and bi-fold sealed unit double glazed doors leading to the paved terrace and gardens with breathtaking views over the adjoining paddocks. This intriguing living space has a high semi-vaulted ceiling with high level glazed rooflight with large high level roof light above which allows so much light into the room as a whole and opening leading to the kitchen.

KITCHEN

The luxuriously appointed kitchen area incorporates a range of traditional design units including extensive granite style worktops incorporating an inset one and a half bowl stainless steel sink unit with mixer taps, integrated Neff dishwasher, extensive base units comprising worktops with cupboards and drawers beneath, range of wall storage cupboards and upright cupboards which incorporate dual Neff ovens with further cupboards beneath, central island unit with granite style work surfaces, cupboards and drawers beneath, integrated 4 point Neff induction hob with contemporary style Neff extractor cooker hood above, integrated wine fridge and feature Inglenook style fireplace with recessed area incorporating a large 4 oven Aga, exposed chimney breast above and exposed beam, door to:

UTILITY ROOM

with fitted natural wooden worktop with space and plumbing beneath for automatic washing machine and tumble dryer, fitted shelving, coat hooks, natural wood style flooring and water softener.

DOOR FROM KITCHEN

leads to:

REAR HALL

and wing which comprises:

BEDROOM 1

with high ceilings and sealed unit double glazed windows to rear aspect overlooking the gardens and adjoining paddocks, radiator, and door to:

ENSUITE SHOWER ROOM

with a walk-in tiled shower cubicle with large fixed head shower above, low level w.c., wash hand basin with mixer taps, ceramic tiled walling and flooring, vertical radiator/towel rail and sealed unit double glazed windows to rear aspect with frosted glass.

BEDROOM 2

with fitted airing cupboard/wardrobes with sliding mirror fronted doors and a hot water cylinder and air source heat pump, radiator, sealed unit double glazed windows to side aspect which overlook the gardens and adjoining paddocks.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect overlooking gardens and adjoining paddocks.

FAMILY BATHROOM

A spacious and stylish bathroom with a raised plinth with a large bath with mixer taps on ball and claw feet, vanity style unit with twin wash hand basins with mixer taps, granite style worktop with cupboards and drawers below, low level w.c., natural wood style flooring, part tiled walls, radiator, extractor fan, and light well.

ON THE FIRST FLOOR**LANDING**

with feature exposed studwork and opening to:

BEDROOM

with sealed unit double glazed windows to front aspect and o, door leading to a large built in storage cupboard set into the original eaves, opening to:

ENSUITE DRESSING ROOM

with dual clothes rails and sealed unit double glazed windows to side aspect.

FROM THE LANDING AREA

door off to:

LUXURY ENSUITE SHOWER ROOM

with a large walk-in tiled shower cubicle with fixed head shower unit, ceramic tiled walls around, recess with vanity style unit with wash hand basin with tiled splashback, and soft closing drawers beneath, low level w.c., vertical wall mounted radiator/towel rail, feature cast iron firegrate and sealed unit double glazed windows with frosted glass to front aspect.

OUTSIDE

To the front of the property there is an attractive garden laid to lawn with low level hedgerow around, shrubs and bushes and to the side there is a brick paviour opening and pathway leading to front entrance door, adjacent to this there is a generous pebblestone courtyard style driveway and parking area and to the side a DETACHED GARAGE with high semi-vaulted ceiling with high level window, light and power. There is a tall brick wall with gated access leading into the main gardens. Adjacent to the

garage there are a pair of glazed doors leading to an STUDIO style entertaining area with a high semi-vaulted ceiling with exposed timbers, tiled floor and a sealed unit double glazed window to side aspect overlooking the courtyard area and driveway. There are wide brick pathways which provide access to the main gardens.

The delightful and generous landscaped gardens are principally laid to lawn interspersed by well stocked flower borders and a variety of shrubs and bushes around, high hedgerow to the roadside and open wrought iron fencing which overlooks the adjoining paddocks. Immediately adjacent to the property itself there is a large terrace partly covered with a steel structure pergola with pull down blinds on three sides, further paved raised patio area to the side of this which overlooks the paddocks and pathway running to the rear of the property which also houses the air source heat pump. Within the garden there is also a large useful timber constructed garden store with paved terrace adjacent. Further brick pathway leading to a DETACHED TIMBER CONSTRUCTED STUDIO/GYMNASIUM with triple sealed unit double glazed windows to side aspect and a pair of sealed unit double glazed doors with external lighting to side and further detached potting shed with high semi-vaulted ceiling, sealed unit double glazed windows to side, ceramic tiled floor and a pair of sealed unit double glazed doors leading to paved area and the gardens.

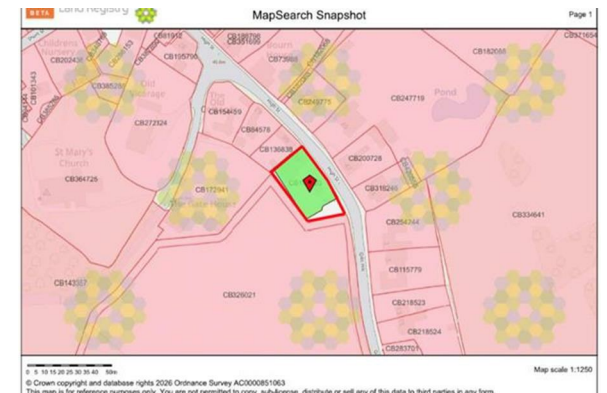
Pebblestone pathway to side with mature shrubs and small gated access which leads to the front and a courtyard style parking area.

AGENTS NOTE

On the included plan, the area highlighted in green is the current plot associated with the land registry title for 68 High Street. The full physical boundary is outlined in red. The current owners are reviewing options in relation to the unregistered sections of the garden in white and will look to rectify this concurrently alongside a sale.

AGENTS NOTE

The property benefits from quarterly RHI payments (renewable heat Incentive) payments of around £513 until October 2028.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

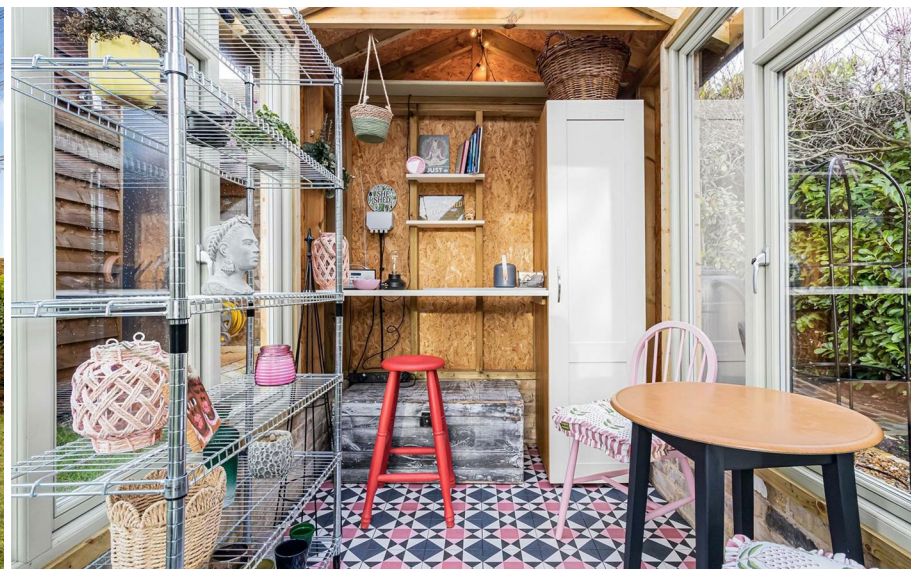
Guide Price £850,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire District Council





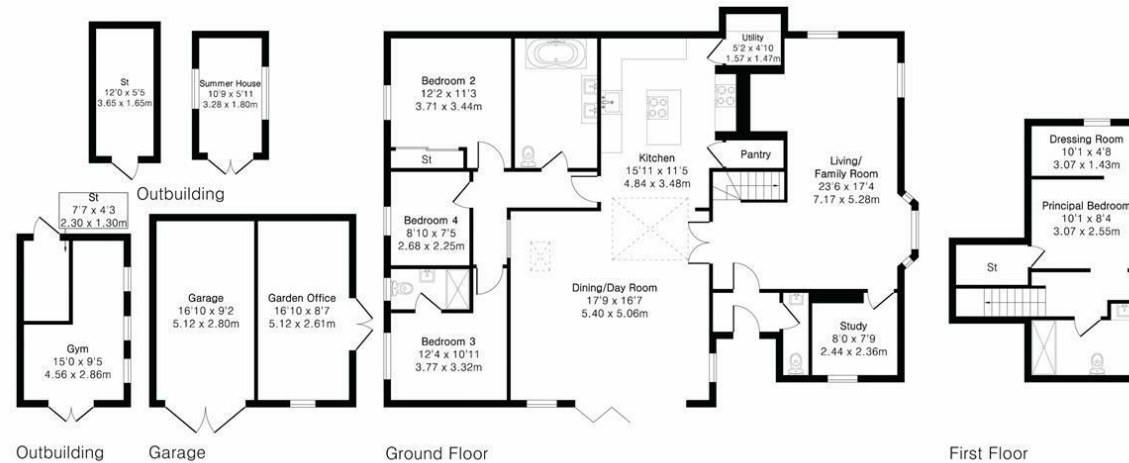
**Approximate Gross Internal Area 1845 sq ft - 171 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1562 sq ft – 145 sq m

First Floor Area 283 sq ft – 26 sq m

Garage Area 304 sq ft – 28 sq m

Outbuilding Area 269 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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