



## WARTON BARN S TOFT

A uniquely designed high-quality new home boasting stunning countryside views and an all-encompassing plot.

## WARTON BARN S

This four bedroom property has been carefully planned for modern living yet blends traditional materials and features for the ideal combination of a high-performance new home with character and charm.

### Location

This home is set in an all-encompassing plot on the edge of the popular village of Toft with access to everyday amenities and benefiting from adjacent village services too. All whilst maintaining stunning rural views.

The village of Toft offers its own amenities, including a village hall, shop/ Post Office, recreation ground and Cambridge Meridian Golf Club.

Located just 1 mile away is the well-regarded Comberton Village college which offers a sixth-form, sports centre and much more. The property has easy access to the further village amenities of Comberton and nearby Bourn, home of the Cambridge Country Club, providing a variety of sporting and leisure facilities, including an 18-hole golf course, swimming pool and spa.

Less than 7 miles from the City of Cambridge with regular rail services to London also available from Royston and Whittlesford. The M11 is a 10 minute drive, providing convenient road links too.



### Irwin Building & Development

"Having recently re-branded from David Reed Homes, Irwin Building and Development are thrilled to present the first of two properties on this select development in Toft. The rural location called for a country feel, but one of quality and high in design features. The Irwin team, right through from groundworks to our design team at 'Rusty-Bucket Interior Design', are extremely proud to launch Warton Barns."

**Price £1,250,000**

**External:**

Traditionally constructed with clay roof tiles, timber cladding, galvanised metal guttering and lead flashing over the brick plinth indicated the quality of materials which have been chosen for this property. The exposed rafter feet and feature oak window reveal trims illustrate thoughtful architectural design.

The property is accessed off a private road, leading to the gate posted entrance to a block paved driveway with parking for multiple cars. The gardens have been generously planted to create an established space with a selection of shrubs and mature trees for privacy. A paved side entrance leads to the rear garden which has dual patio areas accessed from three rooms, one including the utility boot room for complete circulation.

Predominantly enclosed by a close board fence, the northern boundary has post and rail fencing to appreciate the far-reaching rural views.

Other external features include two outside taps, downlighters to all elevations, weather proof power socket and an EV charging point.





## Ground floor:

The Oak front door with glazed side panels lead to an open entrance hall with dual aspect gallery landing for ample natural light.

The entrance hall leads to multiple reception rooms with underfloor heating throughout the ground floor, powered by Green air source heat pump energy. The sitting room has a bespoke, exposed brick fireplace with feature electric effect log burner and full height glazed panels.

The study to the front would make an ideal working from home space with the snug to the rear offering direct access to the garden through glazed rear doors. The multiple reception rooms offer flexible uses to suit a wide variety of requirements.

The touches of the interior designer are subtle but well considered, with bronze finish ironmongery throughout complimenting the panelled oak doors and limestone finish porcelain floor tiles.

The largest room in the house is the open plan kitchen, dining, family room. Natural separation is created with oak beams sitting on an exposed brick plinth to define the spaces without closing off the light from the bi-folding doors that lead to the garden.

The kitchen, hand-crafted by Pearce Seven, offers a full array of cabinets with a selection of hand painted units with wood effect carcasses, glazed doors, integrated wine cooler and internal lighting to meet all practical requirements and remain visually stunning. The traditional styling of the double butler sink is met with the practicality of the modern instant boiling water Quooker tap. A full height fridge and separate full height freezer bookend the Siemens oven and combination oven opposite the contrasting tone island. The island has a Siemens induction hob and integrated downdraft extractor to open the quartz worksurface for breakfast bar seating and socialising.

Accessed from the kitchen is a separate utility room with rear garden access. The utility extends from the kitchen with matching units and worktop with its own ceramic butler style sink.





## First floor

The timber hand rail with iron balustrade from the stairs lead onto the gallery landing providing access to four double bedrooms, generous walk in airing cupboard and a family bathroom.

The principal suite has a vaulted ceiling with three velux windows. A fully fitted dressing area with a range of shelves and hanging rails. The en-suite is complete with dual sinks, walk in shower, freestanding double ended bath with free stranding tap and feature lighting within the shelving. The shower has mosaic tiling to the floor with wood effect ceramic tiling extending to the full height of the vault.

The vaulted ceiling of bedroom 2 opens an already generous room even further and benefits from an individually styled en-suite, complete with a drencher shower.

All bedrooms have UCB/USBc plug sockets at bedside locations.

The family bathroom has a velux window with separate bath and shower. The tiling includes feature shelving and lighting with bronze trim.







## Key features

- Properties are within close proximity to the Universities of Cambridge, science parks, restaurants and much more
- Highly insulated
- Heated via air source heat pump
- Comberton Village College
- Accessed via private driveway
- Hand-crafted bespoke kitchen
- Stunning rural views
- 10 year LABC warranty





## FLOOR PLAN

Approximate Gross Internal Area 2757 sq ft—256 sq m

Ground Floor Area 1474 sq ft—137 sq m

First Floor Area 1283 sq ft—119 sq m





**BUILDING & DEVELOPMENT**

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**WARTON BARN S**  
**TOFT**

**CHEFFINS**

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