



Stable Yard, Lode Fen, Lode, CB25 9HF

**CHEFFINS**



## Stable Yard, Lode Fen

Lode,  
CB25 9HF

3 2 1

**Guide Price £450,000**

- Brand new 3 bedroom barn conversion
- Single-storey accommodation with stunning finishes
- Unique and rather special position overlooking Cambridge & Newmarket Polo Club
- Exclusive development of just 5 homes
- Easy access into Cambridge
- 10 year warranty

A unique opportunity to acquire a brand new barn conversion within the grounds of the Cambridge & Newmarket Polo Club







## Welcome to Frolic Farm

A rather special and highly unique development of just five brand new barn conversions within the grounds of the Cambridge & Newmarket Polo Club.

The properties all possess highly distinctive characteristics which, paired with the incredible location, offer an unmissable opportunity for an idyllic lifestyle.

Each home features bespoke kitchens, luxuriously appointed bathrooms and a high quality of finish throughout.

## 1 Stable Yard

Number 1 is approached via a paved pathway and opens into the spacious entrance hallway and open plan kitchen/dining/family room with spectacular double-height vaulted ceilings, maximising the feeling of space and light. Sliding full height double glazed doors lead to the rear garden which has been laid to lawn with an additional paved patio area.

The property has 3 generous bedrooms with en-suite to principal bedroom. Bedroom 3 could easily be used as a study/snug and also has sliding doors out to the patio area.

## Specification

### Kitchens

- . Shaker style kitchens with soft close doors and drawers.
- . Quartz worktops.
- . Tiled splashbacks in Mandarin Stone Luxton gloss tiled
- . Undermount double sink with 4 in 1 boiling tap.
- . Candy undermount integrated extractor hood.
- . Bosch touch control induction hob.

- . Bosch integrated double oven.
- . Integrated Bosch fridge / freezer and full width dishwasher.
- . Integrated waste bins.
- . Candy integrated 8kg 1500rpm washer drier.

### Heating and Plumbing

- . Zoned under floor heating to whole of ground floor on individual room thermostats.
- . Electric heated black towel rails operated on independent timer spurs.
- . Air source heat pump for heat and hot water.
- . Pressurized hot water cylinder

### Electrics

- . Downlighters to kitchen, living and bathrooms.
- . Shaver points to family bathroom and en-suite.
- . External lighting to front and rear doors.
- . External socket to covered rear veranda.

### Joinery

- . Cottage style doors with square edge MDF architraves and black ironmongery

### Bathroom

- . Brick bond cream wall tiles
- . Walk in shower to en-suite with fixed glass panel.
- . Bath to family bathroom with fixed glass panel.
- . Dual outlet black showers valves to en-suite and family bath.
- . Back to wall pans with concealed cisterns, soft close seats and dual integrated flush plate.

- . Vanity units with drawer storage and sit on sink with black lever action mono taps and pop-up waste.
- . Full width inset mirror with demister pad to family bathroom
- . Demister mirror with integrated LED light to en-suite

### External Windows and Doors

- . Flush casement PVC-u windows .
- . Aluminium sliding doors to kitchen, lounge area and bedroom.
- . Composite front entrance doorsets.

### Floor Finishes

- . Cormar Hampstead 42 oz carpet to bedrooms.
- . 900 x 600mm Mandarin Stone porcelain stone effect floor tiles in all remaining areas laid to a random bond.
- . Square edge MDF skirtings to room perimeters.

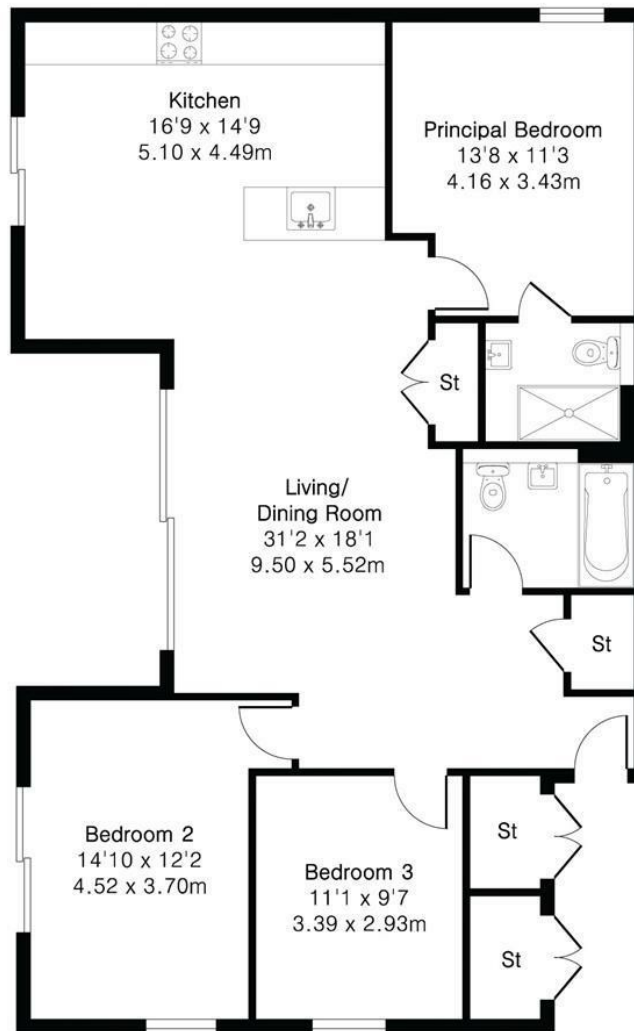
### Externals

- . Landscaping to front gardens and communal areas
- . Gravel shared entrance road
- . Block paved parking bays - 2 per property
- . Covered rear veranda from lounge
- . Grey sandstone patios
- . Turfed rear garden
- . 1.8m closed boarded timber fencing.
- . Lockable external storage units under covered porch area.





Approximate Gross Internal Area 1141 sq ft - 106 sq m



Ground Floor

[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.