

The Barn, Lower Road, Croydon, SG8 0EG

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Croydon,
SG8 0EG

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Guide Price £1,100,000



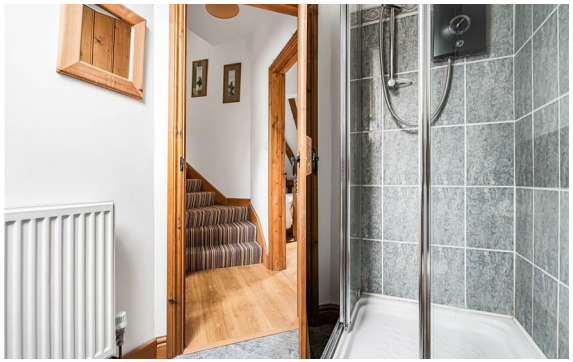
The Barn is situated within the parish of Croydon, on the favoured south-west side of the city, approximately 13 miles from Cambridge. The original 17th-century barn, together with an adjoining 19th-century dairy, has been extended and skilfully converted to create a substantial detached residence of considerable charm and character, extending to approximately 3,500 sq ft.

Occupying an idyllic rural setting, the property is set back from Lower Road at the end of a sweeping, tree-lined driveway. The delightful gardens and adjoining paddock extend, in all, to approximately 4.15 acres. In addition, a further parcel of conservation woodland, and meadow extending to about 5.9 acres, is available by separate negotiation.









LOCATION

Lower Road enjoys a peaceful position on the outskirts of the highly regarded South Cambridgeshire village of Croydon, offering an attractive rural setting while remaining conveniently connected to Cambridge, Royston and surrounding market towns. The village benefits from a strong sense of community, picturesque countryside walks and easy access to everyday amenities in nearby Arrington, Orwell, Bassingbourn and Royston. For commuters, the A1M, A603 and A505 provide excellent road links, while mainline rail services from Royston offer direct connections to London King's Cross and Cambridge. The area is also well served by a selection of highly regarded schools.

TIMBER BRACED ENTRANCE DOOR
with leaded glazed pane underneath covered entrance leading into:

ENTRANCE HALLWAY
wall lights, exposed beams and timbers, flagstone flooring, double glazed casement window, twin timber and glazed doors leading through to:

DRAWING ROOM
tall ceilings, feature Inglenook fireplace with bressumer beam, stone tiled hearth fitted with log burning stove, wealth of exposed beams and timbers, wooden flooring, wall lights, double panelled radiator, double glazed windows to the front and side. Door to garden.

RECEPTION HALLWAY
full height vaulted ceiling with exposed beams and timbers, impressive central oak staircase, slate tiled floor, double panelled radiators, full height double glazed windows and doors leading out to the garden, coats cupboard with coat hooks, double glazed window.

CLOAKROOM
fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin, part tiled walls, exposed beams and timbers, slate tiled floor, radiator, double glazed and frosted window.

HOME OFFICE/STUDY
approached via twin timber and glazed doors from reception hallway, exposed beams and timbers, double glazed window.

DINING ROOM
approached via twin timber and glazed doors from reception hallway, wooden flooring, exposed timbers, double panelled radiator, double glazed window, connecting door through to:

KITCHEN/BREAKFAST ROOM
granite working surfaces with tiling to splashbacks, mixer tap and grooved drainer with butler style sink, a good range of storage cupboards and drawers, freestanding dishwasher, fitted and concealed refrigerator, Rangemaster electric stove with extractor fan above, central island with beech top, breakfast bar, cupboards and drawers below, ceiling with a range of inset downlighters, slate tiled flooring, radiators, double glazed windows to either side.

UTILITY ROOM
oak working surfaces, butler style sink unit with mixer tap, spaces for tumble dryer, automatic washing machine, range of fitted storage cupboards and fridge/freezer, ceiling with downlighters, secondary staircase to first floor, slate tiled floor, double glazed window, ceiling with inset downlighters, timber braced door leading to outside, panelled and glazed door through to:

BOILER ROOM
with Grant oil fired boiler providing domestic hot water and central heating system, insulated hot water tank, slatted shelving, slate tiled floor, wall mounted storage cupboard, double glazed and frosted window to the side.

REAR HALL/BOOT ROOM
access to loft space, ceiling with inset downlighters, timber braced door to front, double panelled radiator, slate tiled floor.

FAMILY ROOM/GROUND FLOOR BEDROOM SUITE
vaulted ceiling with exposed timbers, double panelled radiators, double glazed window, wall lights.

ENSUITE SHOWER ROOM
large walk-in tiled shower with wall mounted controls, dual flush w.c., bowl style wash hand basin with mixer tap and storage cupboard, part tiled walls, extractor fan, heated towel rail/radiator, shaver point, double glazed and frosted window.

SHOWER ROOM
tiled shower with glazed door, extractor fan, pedestal wash hand basin, tiling to splashbacks, and low level w.c., fitted storage cupboard, double panelled radiator, double glazed and frosted window.

ON THE FIRST FLOOR

RETURN LANDING
exposed timbers, double glazed Velux rooflight, staircase to:

PRINCIPAL BEDROOM SUITE
comprising BEDROOM with radiator.

BEDROOM FOUR
With exposed beams and timbers, part-vaulted ceiling, radiator, and double-glazed window.

BEDROOM THREE
With exposed beams and timbers, double-glazed Velux roof light, and radiator.

GYM/STUDY
A versatile space with exposed timbers, radiator, and double-glazed Velux roof light.

FAMILY BATHROOM
Fitted with a four-piece suite comprising a tiled shower cubicle with glazed door, freestanding roll-top bath with mixer tap, low-level WC, and hand wash basin. The room benefits from part-tiled walls, tiled flooring, heated towel radiator, exposed beams and timbers, and a double-glazed Velux roof light.

SHOWER ROOM
Comprising a tiled shower cubicle with electric shower and glazed sliding doors, low-level WC, and pedestal wash hand basin. Exposed timbers, radiator, and double-glazed Velux roof light.

BEDROOM TWO
Approached via its own staircase rising from the utility room, this attractive room enjoys a part-vaulted ceiling, double-glazed Velux roof light, double-glazed window, access to loft space, and built-in wardrobe cupboard.

EN SUITE BATHROOM
Fitted with a white three-piece suite comprising a panelled bath with mixer shower attachment, low-level WC, and pedestal wash hand basin. Heated towel radiator, double-glazed frosted window, and exposed timbers.

OUTSIDE
The property has its own vehicular access from the B1042 leading to a gravelled, tree lined driveway, the grounds to the front are principally laid to lawn with a copse and the property is set back from the road. There is a bridleway to the left hand boundary. The gravelled driveway sweeps into a large gravelled courtyard with parking for several vehicles with a timber storage shed and a timber enclosure housing the oil storage tank. Open fronted double bay parking with adjoining storage area all with power and light.

The principal gardens are to the side and rear and enclosed by post and rail fencing and close boarded fencing, principally laid to lawn with well stocked flowering and shrub beds with a couple of paved terraces ideal for al fresco dining. Adjoining paddock to the rear with post and rail fencing and shepherds hut, providing a charming and versatile additional space suitable for a variety of uses, subject to any necessary consents. In all the grounds extend to about 4.1 acres.

Further land, with right of way, is available to the rear which is primarily woodland and meadow, bordering with the River Cam and that extends to about 5.9 acres and is available as offers invited.









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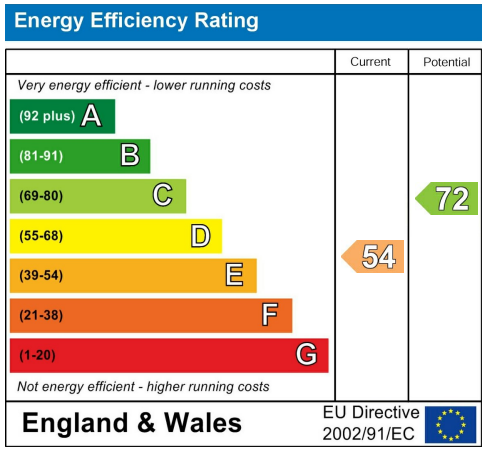












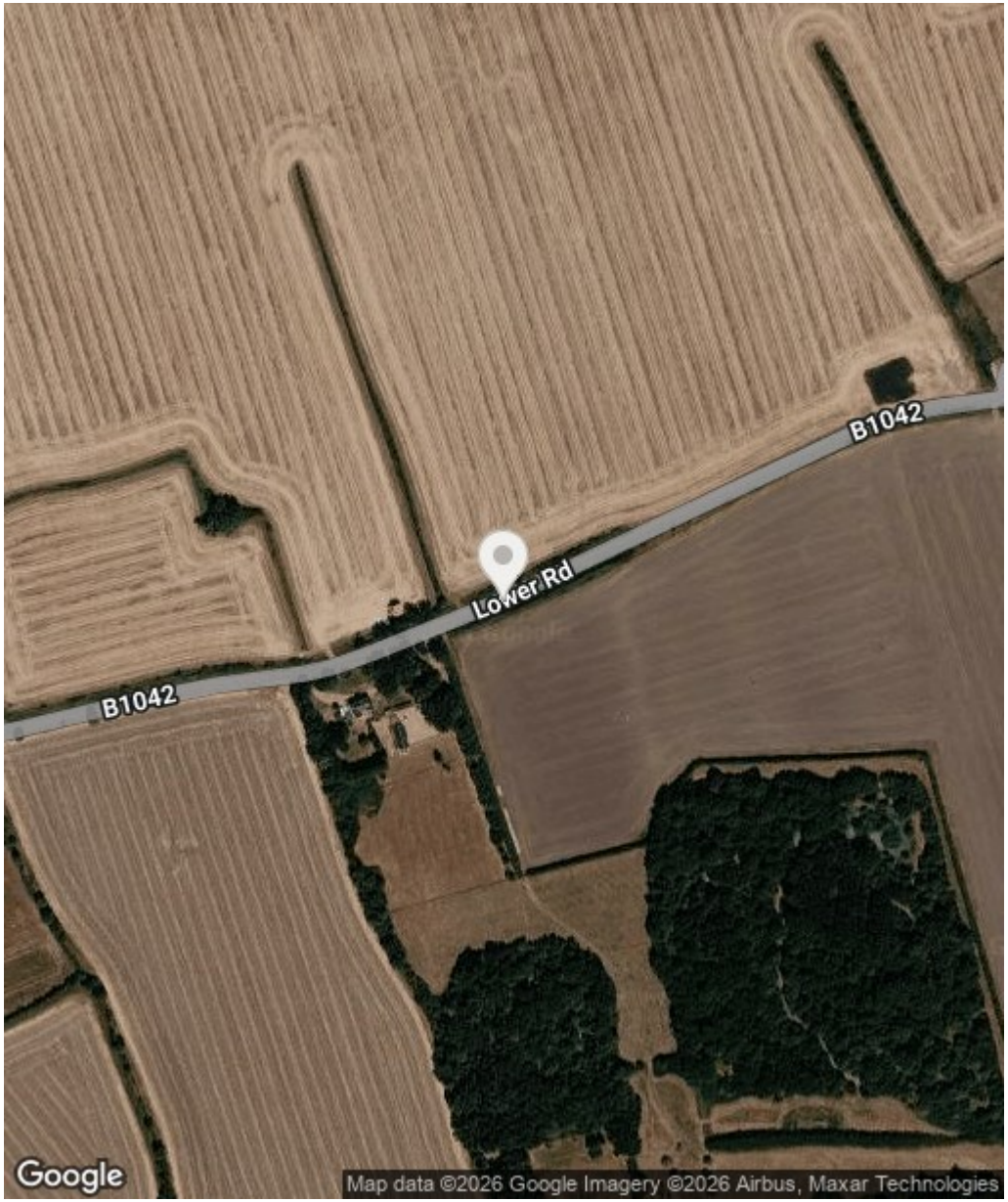








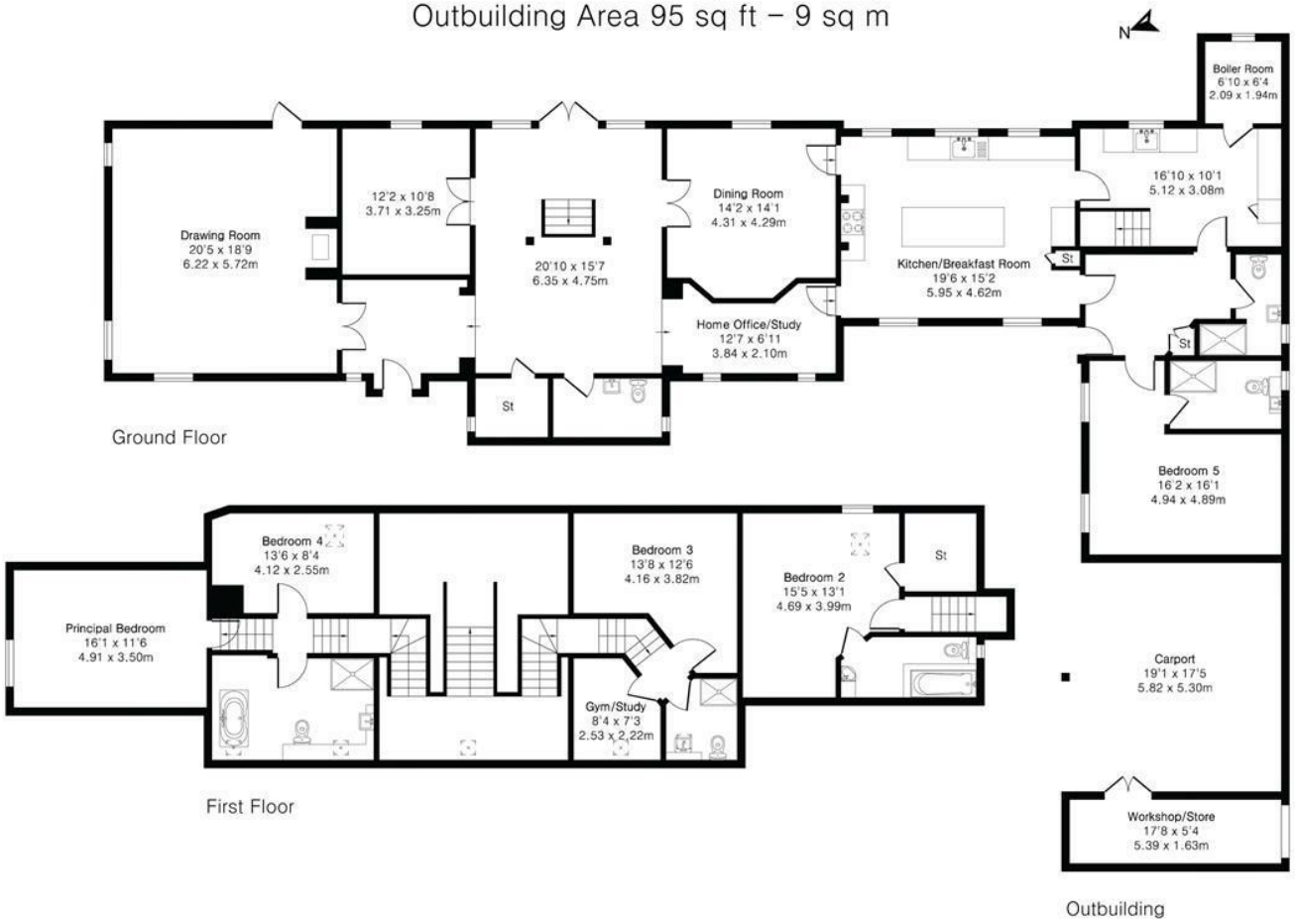
Guide Price £1,100,000
Tenure - Freehold
Council Tax Band - C
Local Authority - South Cambridgeshire District Council


B1042
Lower Rd
B1042
Google
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Area: 4.145 acres (1.678 ha)
Area: 5.924 acres (2.397 ha)

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Approximate Gross Internal Area 3506 sq ft - 326 sq m
(Excluding Outbuilding)
Ground Floor Area 2259 sq ft – 210 sq m
First Floor Area 1247 sq ft – 116 sq m
Outbuilding Area 95 sq ft – 9 sq m



PINKPLAN

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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