



Caxton End, Bourn, CB23 2SS

CHEFFINS

Caxton End

Bourn,
CB23 2SS

An impressive modernist-style detached residence, offering exceptionally versatile accommodation extending to approximately 3,400 sq ft and displaying a number of striking architectural features throughout. The property has been significantly enhanced by the current owners and now benefits from a superbly appointed Nicholas Anthony kitchen, complemented by beautifully refitted bath and shower rooms of a high specification, together with a dedicated cinema room.

The mature grounds have been thoughtfully arranged to create a variety of distinct outdoor spaces, ideal for both family living and entertaining. A particular feature is the outdoor swimming pool with surrounding sun terrace, whilst a detached studio, currently utilised as a bar and games room, provides excellent ancillary accommodation with a wide range of potential uses.

Occupying an attractive non-estate position, the property enjoys a delightful backdrop with the village recreation ground adjoining the rear boundary, creating a pleasing sense of openness. The property is situated within one of the area's most sought-after and well-served villages, benefiting from an excellent range of local amenities together with outstanding road and rail communications, providing convenient access to Cambridge, London and the wider region.

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Guide Price £1,100,000





LOCATION

Situated in the attractive village of Bourn, Caxton End offers a peaceful semi-rural setting while remaining within easy reach of Cambridge, approximately 9 miles away. The village provides a range of everyday amenities including a well-regarded primary school, doctor's surgery, village hall, café, pub, restaurants and recreational facilities, with further shopping and leisure available in nearby Cambourne. Excellent road connections via the A428, A14 and M11 make commuting straightforward, while Cambridge offers extensive rail services to London and beyond.

ENTRANCE DOOR

with stainless steel bar handle leading into:

ENTRANCE HALL

with coat hooks, ceiling with inset downlighters, double glazed frosted windows to the front, double glazed window to the side, solid timber entrance door into:

RECEPTION HALLWAY

tall ceilings, inset downlighters, coats cupboard, double panelled radiator, radiator, double glazed window to the rear.

CLOAKROOM

fitted with white suite comprising bowl style wash hand basin with wall mounted mixer, storage shelf below, close coupled dual flush w.c., heated towel rail/radiator, ceiling with inset downlighters, extractor fan.

DINING HALL

with tall ceilings, architectural radiator, downlighters, feature open tread staircase with glazed balustrades, timber handrail, balustrades and newel posts, double glazed window and double glazed sliding door to the side leading to outside, three gentle steps rising to:

LIVING ROOM

feature vaulted ceiling, inset downlighters, a pair of architectural radiators, double glazed windows to the front and side and double glazed bi-fold doors leading out to the garden.

CINEMA ROOM

with double glazed windows to the side and rear, double glazed door to outside with black out blinds, air conditioning, cinema equipment could be available.

GROUND FLOOR BEDROOM

currently used as a gym, ceiling with inset downlighters, double panelled radiator, walk-in wardrobe.

FAMILY ROOM/STUDY

range of fitted shelved storage cupboards, covered radiator, ceiling with inset downlighters, double glazed window to the rear.

KITCHEN/BREAKFAST ROOM

Refitted by Nicholas Antony with a good range of handleless soft close storage cupboards and drawers with stone working surfaces, undermount sink unit with mixer tap, solid wood breakfast bar on stone island with undermount sink unit with Quooker boiling water tap, range of fitted Gaggenau appliances including induction hob, pop-up extractor, a pair of Gaggenau ovens, warming drawers, microwave combination oven and bean to cup coffee machine, fitted and concealed Siemens refrigerator and separate freezer, fitted and concealed Siemens dishwasher, wine cooler, separate bottle cooler, plumbing and space

for automatic washing machine, plumbing and space for tumble dryer, architectural radiator, ceiling with a good range of downlighters, double glazed windows to the side and rear, panelled and double glazed door leading to outside.

ON THE FIRST FLOOR

LANDING

ceiling with inset downlighters, glazed balustrades, radiator, double glazed window, wall lights.

BEDROOM 1

feature vaulted ceiling, feature sloping ceiling with double glazed downlighters, range of fitted bedroom furniture, dressing table, wall mounted reading lights, electric heater, double glazed window to the front.

ENSUITE BATHROOM

refitted with large walk-in tiled shower with Aqualisa remote shower controls with drencher shower head and hand held rose, freestanding Ashton and Bentley bath, floor mounted mixer, pair of wash hand basins with stone surround and storage cupboards below with mixer taps and a low level dual flush w.c., ceramic tiled floor with underfloor heating, tiled walls, heated towel rail/radiator, extractor fan, double glazed and frosted window.

BEDROOM 2

double panelled radiator, mezzanine above bed area.

ENSUITE SHOWER ROOM

walk-in tiled shower, drencher shower head and hand held rose, wall hung wash hand basin with mixer tap, storage drawer below, mirror with lighting, tiled floor, heated towel rail/radiator, extractor fan, downlighters.

BEDROOM 3

radiator, ceiling with inset downlighters, twin double glazed doors leading out to balcony with glass balustrades.

BEDROOM 4

ceiling with inset downlighters, radiator, double glazed window.

BEDROOM 5

with separate study/dressing room area, radiator, cupboard housing pressurised hot water cylinder, double glazed window.

ENSUITE SHOWER ROOM

walk-in tiled shower, drencher shower head, hand held rose, close coupled w.c., wash hand basin with mixer tap, storage cupboard below, part tiled walls, tiled floor, heated towel rail/radiator, downlighters, extractor fan, double glazed and frosted window.

FAMILY BATHROOM

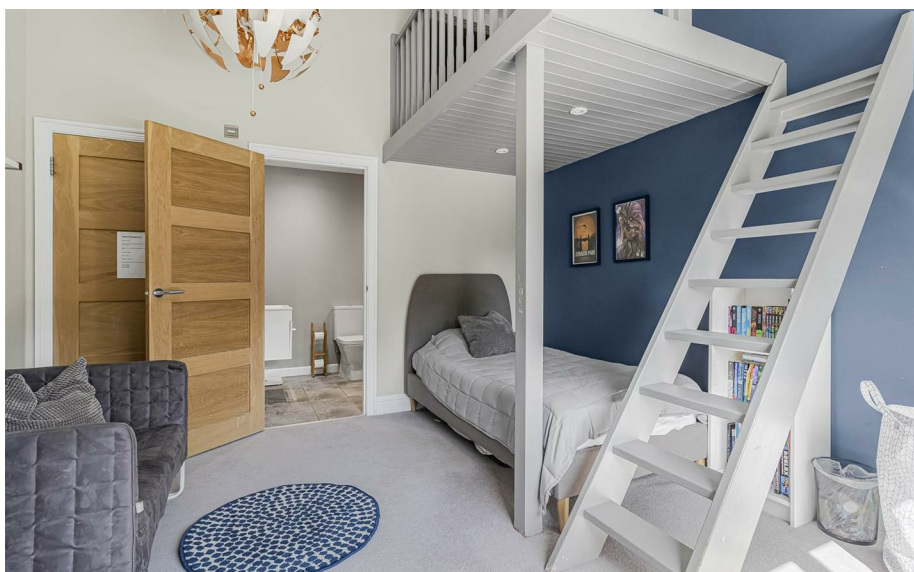
fitted with white suite comprising panelled bath with mixer tap, separate shower unit above, drencher shower head and hand held rose, glazed shower screen, wash hand basin with mixer tap, storage drawer below, low level dual flush w.c., heated towel rail/radiator, ceiling with inset downlighters, a pair of double glazed and frosted windows.

OUTSIDE

Gated access leading to an enclosed front garden principally laid to lawn with gravelled driveway and turning area. SINGLE GARAGE with up and over door, power and light connected, fitted cupboards, double glazed window to the rear, personal door leading out to the rear. Separate bike store with up and over door, power and light connected.

Outdoor pool situated within its own enclosed garden area with paved surround, pool cover, astro turf and a pool house with bar area with refrigerator, storage cupboards and shelving, ceiling with inset downlighters, electric heating.

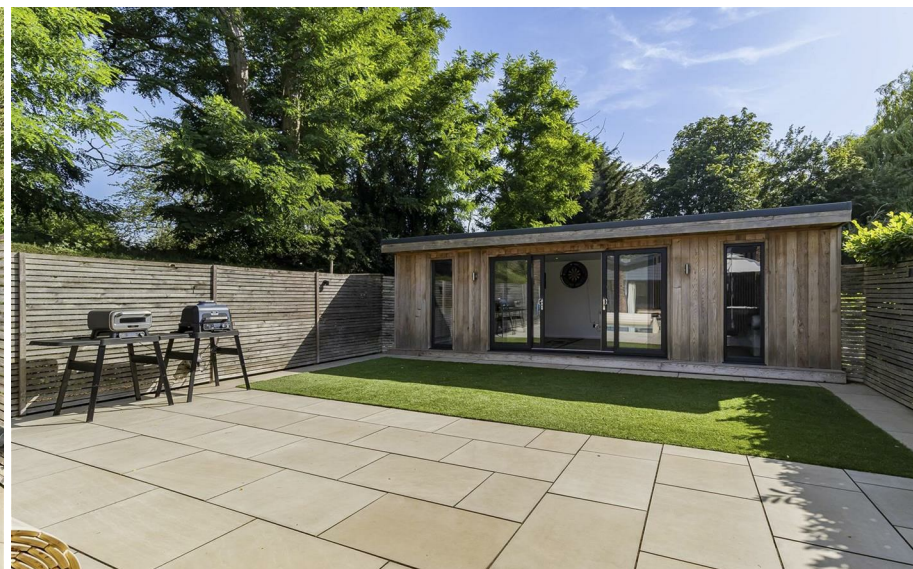
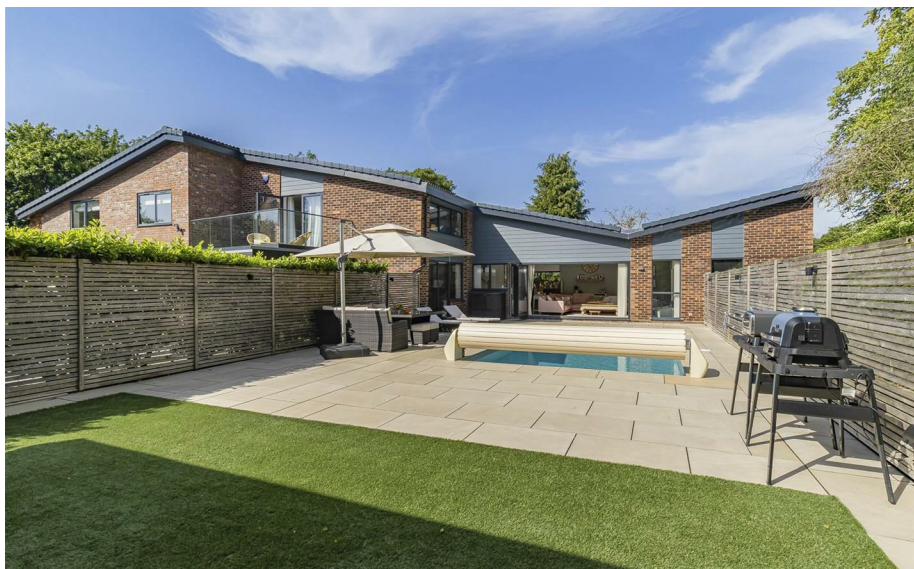
Side garden with pool house and heat pump. The remainder of the gardens are to the side and rear enclosed by fencing, laid to lawn, paved pathways, open views to the rear over the adjoining village recreation ground/playing fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



Area: 0.344 acres (1393.87 m²)

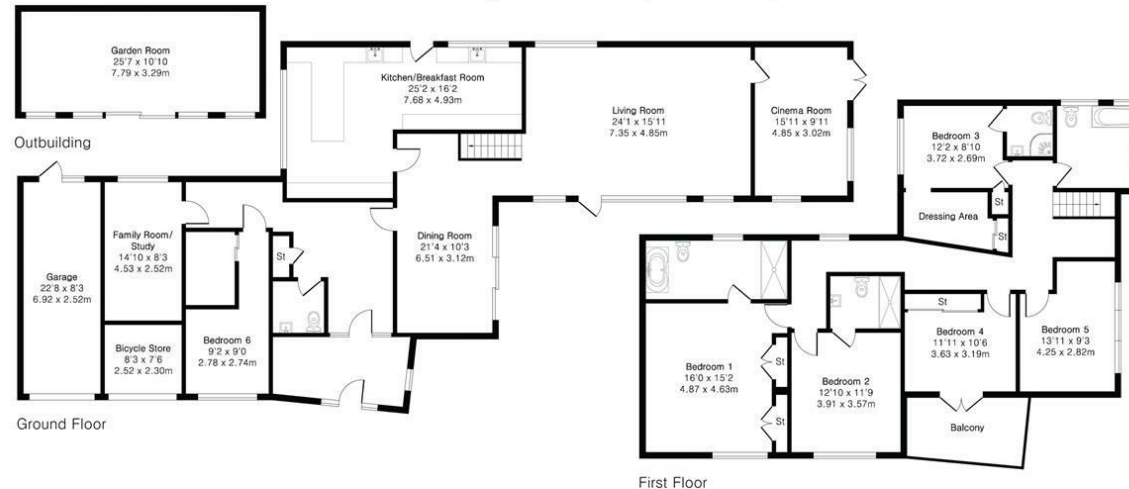
**Approximate Gross Internal Area 3118 sq ft - 290 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1809 sq ft – 168 sq m

First Floor Area 1309 sq ft – 122 sq m

Garage Area 188 sq ft – 17 sq m

Outbuilding Area 276 sq ft – 26 sq m



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.

