

Kingston Pastures Farm, Old Wimpole Road, Arrington, SG8 0BX

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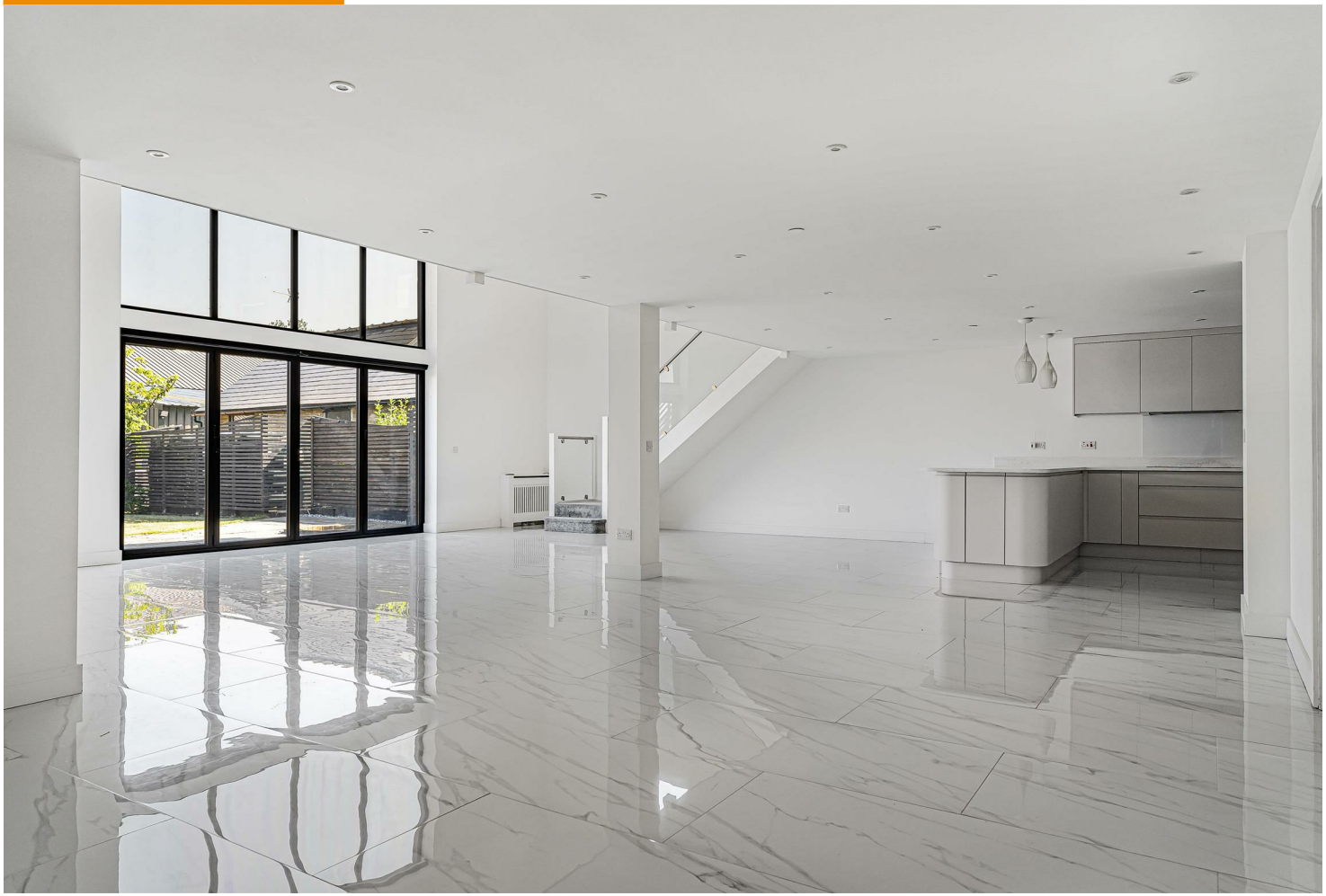
CHEFFINS

Kingston Pastures

Arrington,
SG8 0BX

4 3 2

Guide Price £650,000



- No Onward Chain
- Stylish Dutch Barn Conversion
- Open Plan Living Accommodation
- Beautiful Kitchen/Diner
- Private Garden and Balcony
- Walking Distance to Wimpole Estate
- Two En-Suites

A stylish and beautifully appointed barn conversion positioned in a tranquil countryside setting. Comprising of bright and well proportioned living accommodation throughout, the property enjoys a stunning open plan kitchen/diner with barrel vaulted ceiling, ample driveway parking and private rear garden. The property also benefits from far reaching and adjoining countryside views. No onward chain.



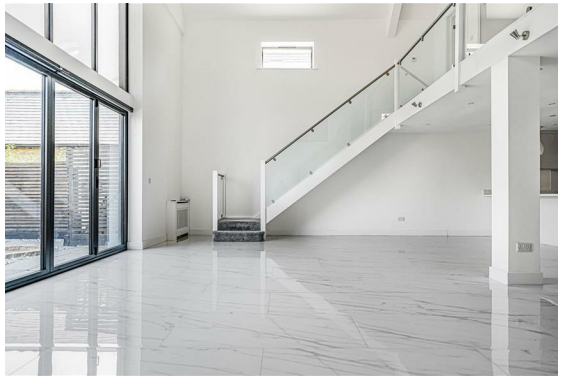












LOCATION

Arrington is a pleasant village conveniently located south west of Cambridge and for the commuter is within easy reach of the mainline station close by at Royston and well placed for access to major routes including the A10 and M11. The village benefits from local amenities and is within walking distance of the superb parklands of the National Trust Wimpole Estate.

Beautifully appointed and stylish two bedroom semi-detached converted barn.

FRONT DOOR
communal shared courtyard, into:

ENTRANCE HALL
with tiled floor, door to storage cupboard, door into:

OPEN PLAN KITCHEN/DINING/LIVING SPACE
tiled floor throughout, Kitchen with integrated freezers, integrated fridge, integrated oven with grill above, 4 ring induction hob with cooker hood above, sink, range of base and eye level units, integrated dishwasher. Stairs leading to the first floor, triple aspect windows to both sides and rear, bi-folding doors leading into the garden. Vaulted ceilings, Separate door to rear aspect leading onto the garden. Door into:

UTILITY ROOM
with washing machine, space for tumble dryer, range of base level units, part tiled walls, tiled flooring.

DOWNSTAIRS SHOWER ROOM
walk-in shower, ceramic wash hand basin, low level w.c., tiled flooring, part tiled walls.

BEDROOM 3
with double glazed windows to side aspect.

BEDROOM 4
with double glazed window to the side aspect.

ON THE FIRST FLOOR

LANDING
glass balustrade and door into:

BEDROOM 1
dual aspect double glazed to the side, internal window to the front aspect, door into:

ENSUITE SHOWER ROOM
with freestanding bath, windows to the side aspect, tiled floor, part tiled wall, ceramic wash hand basin, heated towel rail, low level w.c., walk-in shower with shower above.

BEDROOM 2
with internal window to the front aspect, skylight, generous storage cupboard which could be used as a walk-in wardrobe.

ENSUITE
with heated towel rail, walk-in shower, tiled floor, part tiled walls, ceramic wash hand basin, low level w.c..

OUTSIDE
There is gravelled parking area for several vehicles, converted Dutch barns (Noir Barn is part of the converted dutch barn). Gated side access, and a timber framed balcony which is part decking and part paved with beautiful views of the adjoining countryside. Access to the balcony is externally via stairs.

To the rear there is timber panel fencing bordering the entire garden which is part laid to lawn and part patio. There is a well in the garden which is brick, also an additional storage area which is used for bins which is directly underneath the balcony which has patio/paved flooring.













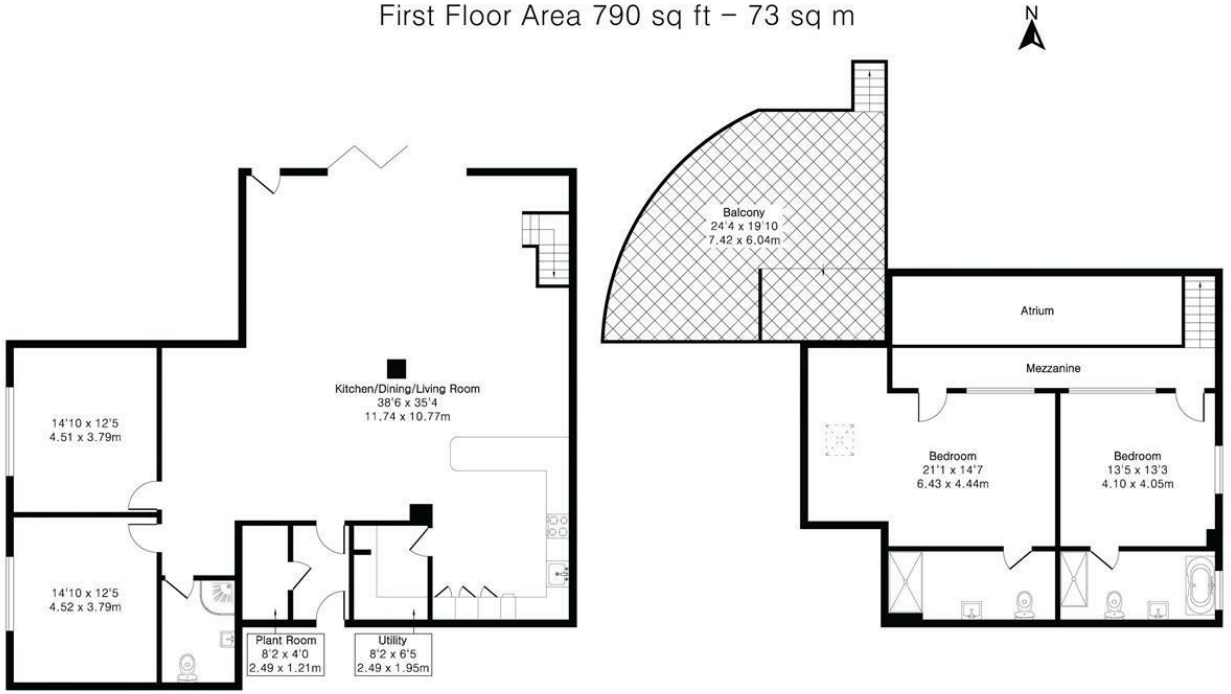


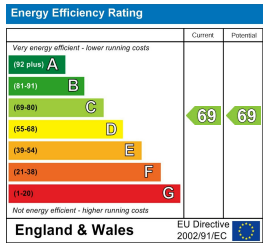


Approximate Gross Internal Area 2431 sq ft - 225 sq m

Ground Floor Area 1641 sq ft – 152 sq m

First Floor Area 790 sq ft – 73 sq m





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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council

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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