



Old North Road, Bourn, CB23 2TZ

CHEFFINS

Old North Road

Bourn,
CB23 2TZ

Mayford House is situated on the outskirts of this thriving well served village on the west side of the city. This rare opportunity offers scope for sympathetic improvement and updating, currently extending to about 2167 square feet. Situated in its own established grounds of about 0.9 of an acre with detached double garage with adjoining tack room and stable.

 6  3  4

Guide Price £895,000





LOCATION

Bourn is a delightful village located just 8 miles west of Cambridge and is well placed for major routes including the A428 and M11. The village itself has a range of local amenities including a gastropub, award-winning restaurant, doctors surgery, nursery and primary school, golf club, church, farm shop selling local produce and post office as well as being in the catchment area for the outstanding secondary school and sixth form, Comberton Village College. Other facilities are available in the nearby villages of Caxton, Eltisley and Cambourne.

TIMBER ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

with double cupboard, radiator, double glazed window to the front, double glazed window to the side and rear.

CLOAKROOM

with two piece suite comprising low level w.c., wash hand basin with mixer tap, tiled walls, radiator, double glazed and frosted window.

LIVING ROOM

Open fireplace with copper hood, picture rail, radiator, double glazed bay window to the front and double glazed window to the side.

STUDY/BEDROOM 5

radiator, picture rail, double glazed window to the front.

EN SUITE CLOAKROOM

with two piece suite comprising low level w.c., wash hand basin with mixer tap.

DINING ROOM

with tiled floor, double glazed bay window to the front, archway leading through to:

KITCHEN/BREAKFAST ROOM

square edge working surfaces, range of cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, double panelled radiator, double glazed window to the rear and sliding double glazed door through to:

GARDEN ROOM/CONSERVATORY

with pitched roof, tiled floor, and double glazed to three sides, oil fired boiler.

UTILITY ROOM

with butler sink unit with mixer tap, plumbing and space for automatic washing machine, tiled walls and floor, hot water storage tank, solar panel controls.

ON THE FIRST FLOOR

LANDING

with picture rail, double glazed doors leading out to first floor terrace.

BEDROOM 1

double panelled radiator, double glazed bay window to the front, fitted wardrobe cupboards.

ENSUITE SHOWER ROOM

tiled shower cubicle, low level w.c. and wash hand basin with mixer tap, storage cupboard below, radiator, frosted window to the side.

BEDROOM 2

picture rail, radiator, double glazed window to the front.

BEDROOM 3

radiator, picture rail, double glazed window to the front.

BEDROOM 4

radiator, picture rail, double glazed window to the front.

BATHROOM

with white four piece suite comprising freestanding rolltop bath with mixer/shower tap, shower cubicle, low level dual flush w.c. and wash hand basin, part tiled walls, tiled floor, heated towel rail/radiator, double glazed window to the side.

ROOF TERRACE

with external staircase leading to ground floor and wrought iron railings and outside light, panelled and frosted double glazed door leading to self-contained annexe.

SELF-CONTAINED ANNEXE

KITCHEN

with butler style sink unit, plumbing and space for automatic washing machine, fridge, removable cooking facilities and double glazed windows and tiled floor.

BED/SITTING ROOM

fitted wardrobe cupboards, double panelled radiator, double glazed window to the rear.

ENSUITE SHOWER ROOM

with tiled shower, low level w.c., wash hand basin, double glazed and frosted window to the rear.


OUTSIDE

The property stands in its own established plot in all extending to 0.9 of an acre. Mayford House is located on the A428 entered via twin gates with timber pillars with gravelled driveway, deep front garden which has a lawned area and a number of mature trees providing seclusion and privacy. The house and first floor studios stand detached and the driveway with parking area leads to a DETACHED LARGE DOUBLE GARAGE with up and over door, tack room and stable to the rear.

The rear gardens are enclosed by hedging and fencing with a number of fine mature trees with lawned area and various shrubs, timber storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council



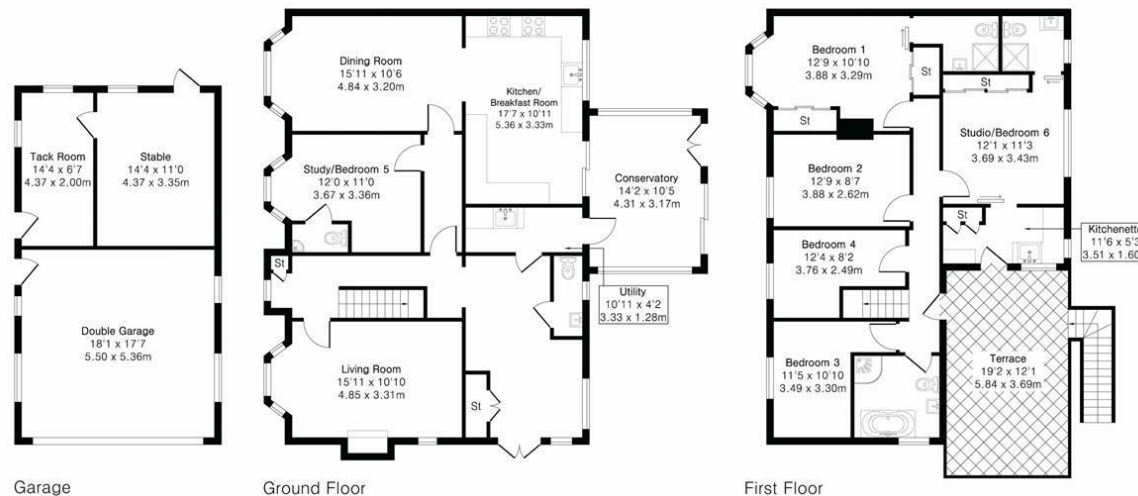


Approximate Gross Internal Area 2167 sq ft - 201 sq m

Ground Floor Area 1275 sq ft – 118 sq m

First Floor Area 892 sq ft – 83 sq m

Garage Area 582 sq ft – 54 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

