



High Street, Bourn, CB23 2TR

CHEFFINS

High Street

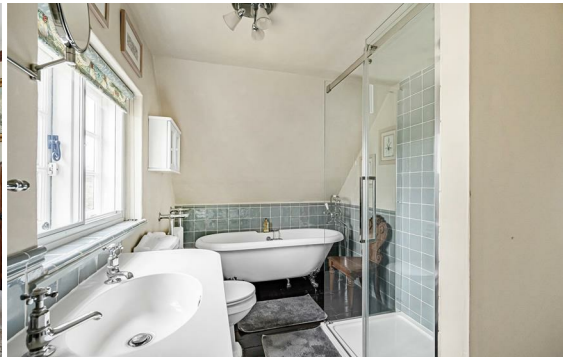
Bourn,
CB23 2TR

An enchanting and most attractive Grade II listed detached Period thatched cottage of immense charm and character. Sympathetically improved and extended in more recent times, retaining a wealth of original features including exposed timbers and fireplaces with woodburning stoves. This exquisite country cottage provides versatile and cleverly arranged accommodation together with a separate detached outbuilding with self contained annexe/studio above, delightful mature gardens, off street parking and garage/store.

3 2 3

Guide Price £800,000





LOCATION

The cottage occupies a rather special and idyllic position in the heart of the village almost opposite the old Vicarage and Church and fronting onto a no through lane which leads to Bourn Hall. The highly sought after and most desirable village of Bourn provides an excellent range of local amenities including a stores/post office, village shop, doctors surgery, Indian restaurant, inn/restaurant, golf club with gym and health club. Further amenities are also available in the nearby village of Comberton which also has a highly rated village college. Bourn is also well placed for access to major routes and is located about 9 miles west of the university City of Cambridge. The village is also well placed for the commuter with main line stations in Foxton, Shepreth, Whittlesford, Royston and Cambridge itself.

COVERED PORCH AND FRONT ENTRANCE DOOR
to:**RECEPTION HALL**

with a large built-in storage/cloaks cupboard understairs, tiled floor, secondary double glazed windows to front aspect, staircase off to first floor and door leading through to:

LIVING ROOM

An attractive brick fireplace with a wooden surround and mantel and woodburning stove set on a raised brick hearth, herringbone style wooden flooring, double radiator, secondary double glazed sliding sash windows to front and rear aspect, exposed beam, door leading through to:

GARDEN ROOM

A most stylish and atmospheric room with a feature high vaulted ceiling and triple aspect windows providing wonderful light throughout the room, there are also two pairs of patio doors, one which leads to a paved terrace and further doors leading to brick paviour pathway and rear gardens.

DINING ROOM

with feature tiled floor, wealth of exposed timbers, double radiator, and secondary double glazed windows to side aspect overlooking the terrace and gardens, double doors off to kitchen and:

MAIN RECEPTION ROOM

A delightful and atmospheric sitting room with feature Inglenook fireplace with a raised brick hearth and woodburning stove, recess candle niches, wealth of exposed timbers, recess with secondary double glazed window to front aspect and secondary double glazed windows to front and rear aspects.

KITCHEN

with range of traditional style bespoke units and an inset one and a half bowl ceramic sink with mixer taps and cupboards and drawers beneath, further base units comprising wooden working surfaces with cupboards and drawers below, feature Aga, tiled splashbacks, range of fitted wall storage cupboards and open shelving, space for upright fridge/freezer, tiled floor and a large built-in shelved pantry, secondary double glazed windows to side and rear aspect overlooking gardens and part glazed door leading to:

UTILITY ROOM

with wooden worktop with storage space beneath, inset stainless steel sink and mixer taps and space and plumbing for appliances, narrow built-in shelved storage cupboards, feature brick flooring, and part glazed door leading to gardens, double radiator, door to:

CLOAKROOM

with w.c. and wash hand basin set into a vanity style unit with tiled worktops and cupboards below, further fitted cupboard which also houses a wall mounted boiler, secondary double glazed windows to rear aspect and part panelled walls, tiled floor.

ON THE FIRST FLOOR**LANDING**

A spacious landing area with recess and fitted window seat, timber shelf to side, secondary double glazed sliding sash windows overlooking gardens, double radiator, built-in wardrobe, further large built-in airing cupboard with slatted shelving, clothes rail, lagged hot water cylinder. Half landing with wooden floor, radiator, and secondary double glazed windows overlooking the gardens, feature open studwork.

BEDROOM 1

with extensive range of fitted wardrobes and shelved storage cupboards, natural wood style flooring, traditional style radiator, secondary double glazed windows to side aspect, secondary double glazed sliding sash windows to side aspect, exposed timbers and sloping eaves, deep built-in storage cupboard.

BEDROOM 2

with double radiator, triple aspect windows with secondary glazing to two, fitted wardrobe/storage cupboard, painted wooden flooring.

BEDROOM 3

with exposed timbers, sloping eaves, radiator, secondary double glazed windows to side aspect.

BATHROOM

with a bath on claw and ball feet with mixer tap and shower attachment to side, vanity style unit with inset wash hand basin, cupboards and drawers beneath, low level w.c. large walk-in shower cubicle with sliding glazed doors, wall mounted shower unit and tiled walls, exposed wooden floors, secondary double glazed windows to rear aspect with views towards farmland and woodland beyond the rooftops of other properties within the village.

OUTSIDE

There is a driveway and parking area to the side of the cottage and adjacent to which is a open bay double width car port with high vaulted roof space, gated access to pathway and side/rear gardens. Further wrought iron fencing and gated access leading to brick paviour pathway which in turn leads to the front entrance door. To the front and side of the cottage there is a most delightful garden which is surrounded by mature hedgerow, and a variety of shrubs and trees and enjoys a high degree of privacy and seclusion. There are also fruit trees including apple and pear and there is a garden storage shed and vegetable bed.

Immediately to the rear and side of the cottage there is a further garden area laid to lawn with a variety of shrubs and bushes around and a large paved terrace with further mature shrubs and bushes around providing a secluded and private area ideal for al fresco dining. There is also an oil storage tank on a raised plinth and brick built outbuilding with a garden storage area fitted with shelving and further storage area and log store to side. In one corner of the garden there is an attractive detached outbuilding comprising of a large

garage which is accessed from the main High Street and with light and power and a glazed window to rear and part glazed door leading to a paved courtyard style walled garden area and also providing access to a further timber garden storage area with light, steps and pathway leading to a raised timber deck with door off to:

STUDIO/ANNEXE

with sealed unit double glazed windows to front and side aspect, part panelled walls, corner cupboard which also houses a hot water tank with shelf above, high semi-vaulted ceiling, two electric night storage heaters and door off to small first floor balcony as well as:

SHOWER ROOM

with a tiled shower cubicle with folding glazed doors and wall mounted shower unit, vanity style unit with wash hand basin and cupboard below, low level w.c. wall mounted electric heater and sealed unit double glazed Velux window to rear aspect, electric shaver socket, tiled floor.





Guide Price £800,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South
Cambridgeshire District Council





**Approximate Gross Internal Area 1698 sq ft - 158 sq m
(Excluding Garage & Outbuilding)**

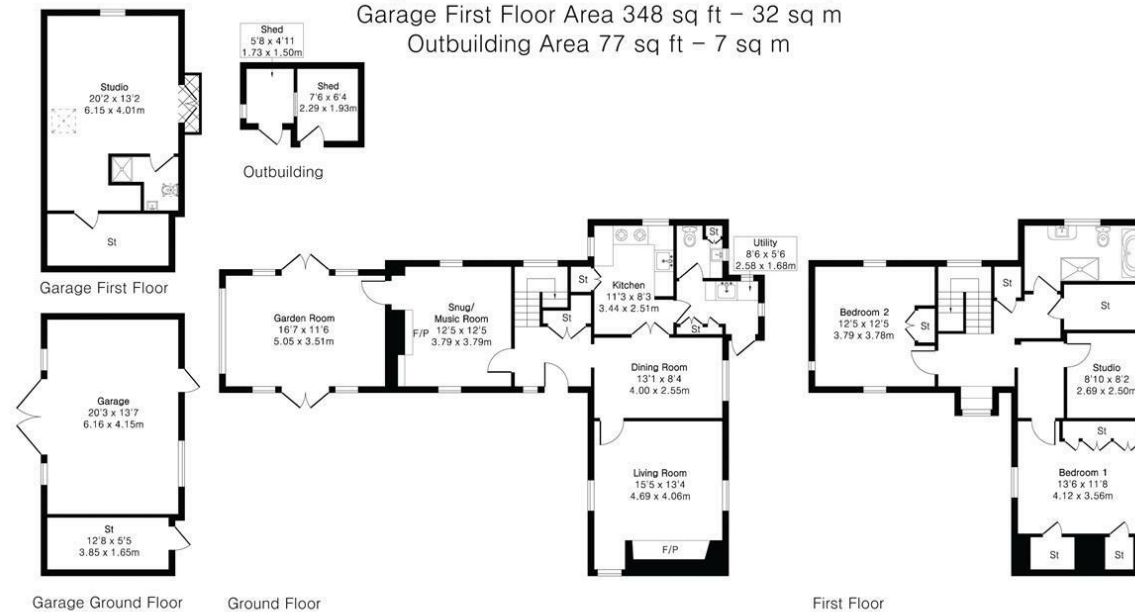
Ground Floor Area 956 sq ft – 89 sq m

First Floor Area 742 sq ft – 69 sq m

Garage Ground Floor Area 348 sq ft – 32 sq m

Garage First Floor Area 348 sq ft – 32 sq m

Outbuilding Area 77 sq ft – 7 sq m



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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