



High Street, Bourn, CB23 2TR

**CHEFFINS**



## High Street

Bourn,  
CB23 2TR

A unique opportunity to acquire a sympathetically improved and extended early Victorian detached village house with later additions together with a separate outbuilding (circa 1908) part of which was the original village butchers. The property occupies a prominent position close to the heart of the village and also benefits from a driveway and courtyard style off street parking, secluded gardens and a heated swimming pool.

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**Guide Price £950,000**







## LOCATION

This charming detached home has its own unique ambiance and many character features and occupies a prominent position fronting onto the high street with views over meadows and the church spire and to the rear there are spectacular views over Bourn Golf Course, particularly from the first floor. The village of Bourn benefits from an excellent range of local amenities including a doctors surgery, stores/post office, coffee shop, inn/restaurant and golf course with its own gym and health club. Further amenities are available in the nearby village of Comberton including a highly regarded village college. The village is also well placed for access to major routes and is situated about 9 miles west of the university City of Cambridge. There are also excellent rail links for the commuter with main line stations in Foxton, Shepreth, Whittlesford and Royston.

**PART GLAZED ENTRANCE DOOR**

to:

**ENTRANCE HALL**

with fitted display shelving, parquet flooring, double radiator, stairs off to first floor with glazed window to side aspect, built-in storage/cloaks cupboard, door to:

**CLOAKROOM**

with corner wash hand basin with tiled splashbacks, low level w.c., wall storage cupboard, extractor fan, parquet flooring, deep built-in storage cupboard understairs with parquet flooring, step down to:

**INNER HALL**

with open studwork and opening through to:

**DINING ROOM**

with feature high semi-vaulted ceiling with sealed unit double glazed high level windows, glazed windows to side and rear aspect, central fireplace, parquet flooring, double radiator, sash window to side aspect overlooking the breakfast room, door to:

**LIVING ROOM**

with a feature central fireplace with cast iron firegrate, decorative marble sides and mantel and a raised slate hearth, two double radiators, glazed windows to front aspect.

**STUDY/FAMILY ROOM**

with woodburning stove set on a raised brick hearth, part tiled walling to rear and side, recess with fitted bookshelves, double radiator, glazed windows to front aspect.

**KITCHEN**

with range of bespoke natural wooden units comprising a twin bowl sink unit with single drainer to side, mixer taps, cupboards beneath, further base unit comprising worktops with cupboard and drawers below, integrated 4 point induction hob with concealed extractor cooker hood above, part ceramic tiled walls, wall storage cupboards, integrated Hotpoint oven and grill, tiled flooring, space and plumbing for dishwasher, double radiator, further recessed area with natural wooden worktops, drawers and cupboards beneath, part glazed door leading to walk-in pantry with tiled floor, Worcester oil fired boiler, windows to side aspect, extensive shelving. Opening leading to:

**BREAKFAST ROOM**

with fitted base units comprising wooden work surfaces with cupboards below, fitted book and storage shelves above, space and plumbing for washing machine, tiled floor, sealed unit double glazed window to side and rear aspect overlooking the rear gardens, double radiator, and glazed door leading to paved terrace and courtyard style garden directly to rear.

**ON THE FIRST FLOOR****LANDING**

leading to recessed further gallery style landing area which overlooks the dining room and has a large sealed unit double glazed Velux window to rear aspect.

**BEDROOM 1**

with high semi-vaulted ceiling, windows to front and rear aspect with wonderful views over the gardens and Bourn Golf Course in the distance, two doors leading to useful eaves storage space, double radiator, built-in shelved storage cupboard, door to:

**SHOWER ROOM**

with a walk-in shower cubicle with sliding glass doors and wall mounted shower unit, tiled floor, wall mounted radiator/towel rail, ceramic tiled walls.

**BEDROOM 2**

with large built-in wardrobe with folding doors and further built-in shelved cupboard with folding doors and further built-in shelved cupboard, double radiator, and windows to front aspect with views over paddocks to front and in the distance the church tower.

**BEDROOM 3**

with double radiator, windows to front aspect, recess with fitted shelving.

**BEDROOM 4**

with double radiator, windows to front aspect and trap door to large loft storage area.

**BATHROOM**

with white suite comprising bath, wash hand basin and w.c., walk-in tiled shower cubicle with wall mounted shower unit and folding glazed shower doors, built-in shelved linen/storage cupboard, sealed unit double glazed windows with frosted glass to side aspect, ceramic tiled splashbacks, wall mirror.

**SMALL INNER LANDING**

off the main landing with duck paddle steps rising to:

**BEDROOM 5/STUDY AREA**

with large fitted desktop, fitted wardrobes and storage cupboards, trap door to roof space, fitted bookshelves, double radiator, two sealed unit double glazed Velux windows with elevated views over the gardens, rear outbuildings, swimming pool and Bourn Golf Course beyond.

**OUTSIDE**

Immediately to the front of the property there is a paved pathway with shrubs, borders and hedgerow adjacent which in turn leads to a garden area to side laid to lawn with mature trees and hedgerow around. To the side of the property there is an extensive pebblestone driveway which leads to a courtyard style parking and turning area and adjacent to which is DETACHED OUTBUILDING which was originally built in 1908 and was used at one time as a butchers and has an interesting history beyond. There are three sets of double wooden doors which provide access to the main part of the building which has

garaging and space for two vehicles and adjacent to that there is an open lean-to car port which also houses the oil storage tank, door to side leads to a wooden staircase which provides access to a potential conversion to a studio or home office or playroom and this area has a high semi-vaulted ceiling and glazed windows to side aspect, double glazed Velux window to front and rear aspect and at the far end of the barn there are double doors leading to a large WORKSHOP/STORE area has a recessed storage area, glazed windows to side and rear aspect, loft storage space and also incorporates the filtration and heating equipment for the swimming pool.

Gated access to the side of the outbuilding leads to a secluded area which houses the outdoor heated SWIMMING POOL which has a cover and is situated in an enclosed area with lawn and fruit trees including apple, pear and plum and from this area there is a view beyond other garden towards the Golf Course.

Immediately adjacent to the property itself there is a delightful courtyard style garden area which enjoys a high degree of privacy and seclusion and incorporates vegetable beds, hedgerow to side and a great variety of mature shrubs, bushes and trees around, attractive garden pond with water feature and a large paved terrace adjacent. Gated access to the secluded garden area to the side of the house with pathway leading to the front of the property and to the driveway to side.

**AGENTS NOTES**

Tenure - Freehold  
Council Tax Band - F  
Property Type - Detached House  
Property Construction - Brick with Tiled Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 2707  
Parking - Garage and Driveway

**UTILITIES/SERVICES**

Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Oil Fired Central Heating, Open Fire, Wood Stove  
Broadband - Fibre to the Cabinet  
Mobile Signal/Coverage - OK

Conservation Area - Yes







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		47	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

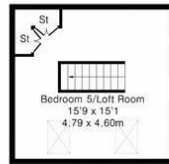


Guide Price £950,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire

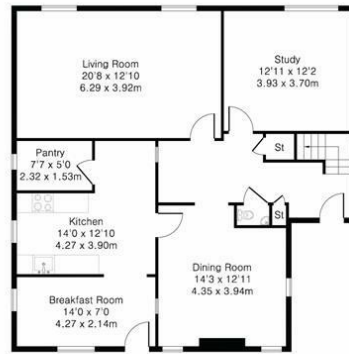








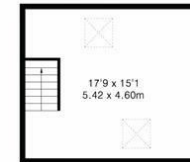
Second Floor



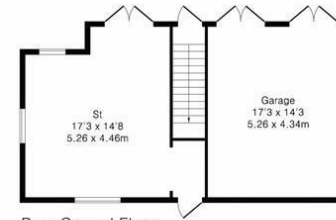
Ground Floor



First Floor



Barn First Floor



Barn Ground Floor

Approximate Gross Internal Area 2707 sq ft – 251 sq m  
 Ground Floor Area 1060 sq ft – 98 sq m  
 First Floor Area 847 sq ft – 79 sq m  
 Second Floor Area 237 sq ft – 22 sq m  
 Barn Ground Floor Area 295 sq ft – 27 sq m  
 Barn First Floor Area 268 sq ft – 25 sq m  
 Garage Area 246 sq ft – 23 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 practise. 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.



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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.