



Fox Road, Bourn, CB23 2TX

**CHEFFINS**



## Fox Road

Bourn,  
CB23 2TX

A substantial and most beautifully presented Grade II listed detached former farmhouse with accommodation extending to about 2683 sqft with a range of fine architectural features incorporating Inglenooks, exposed beams and vaulted ceilings. In addition there is a detached self contained single storey annexe of about 988 sqft. The property occupies a desirable location on the outskirts of this well served, picturesque village with grounds in all of about 1.1 acre, with the possibility of further land available by separate negotiation.

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Guide Price £1,200,000







## 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. Other facilities are available in the nearby villages of Caxton, Eltisley and Cambourne.

## SOLID OAK BRACED ENTRANCE DOOR

leading into:

## ENTRANCE HALLWAY

with exposed brick flooring, wealth of beams and timbers, wall lights.

## DRAWING ROOM

feature Inglenook fireplace with natural redbrick chimney breast and oak bressumer, brick hearth, fire basket with canopy, ceiling with a range of inset downlighters, double panelled radiators, casement windows to the front and rear.

## DINING ROOM

exposed beams and timbers, open fireplace, brick surround and hearth, double panelled radiator and a pair of sliding casement windows to the front.

## SITTING ROOM

beams and timbers, fireplace fitted with cast iron logburning stove with natural brick surround, wooden flooring, staircase rising to the first floor, double panelled radiator, ceiling with inset downlighters, wall lights, sash windows to either side, panelled and glazed doors leading out to garden.

## KITCHEN

Inglenook fireplace with oak bressumer beam, raised brick hearth fitted with Calor gas real flame fire with canopy and bread oven. Kitchen is fitted with a generous range of oak fronted storage cabinets and drawers with granite working surfaces with matching upstands, one and a half bowl undermount sink unit with grooved drainer and waste disposal, electric 4 oven Aga with additional 2 ring gas hob, fitted and concealed dishwasher, sliding casement windows to three aspects, open studwork to Rear Hall with solid oak door leading to outside, tiled floor, ceiling with inset downlighters, sliding casement windows to rear and side and a pair of radiators.

## UTILITY/BOOT ROOM

with Grant oil fired boiler, granite working surfaces, plumbing and space for automatic washing machine, space for tumble dryer, fitted cupboard housing pressurised hot water cylinder and further cupboard with meters and consumer unit, brick floor, casement window to the side and solid oak stable door leading to outside.

## ON THE FIRST FLOOR

## LANDING

with window and wall lights.

## BEDROOM 1

feature cast iron fireplace, wall lights, ceiling with inset downlighters, wardrobe cupboard with hanging rail, a pair of radiators and casement windows to front and rear.

## ENSUITE SHOWER

with tiled shower cubicle with glazed door, drencher shower head and handheld rose, casement window to the side.

## SEPARATE ENSUITE W C

with close coupled dual flush w.c., and stone bowl style wash hand basin and wall mounted mixer, fitted mirror fronted cabinet with lighting, ceiling with inset downlighters, tiled floor, tiled walls, heated towel rail, radiator and casement window to the side.

## BEDROOM 3

ceiling with inset downlighters, double panelled radiator, exposed timbers, casement window to the side and a pair of sliding casement windows to the front.

## ENSUITE SHOWER ROOM

tiled shower cubicle with glazed sliding doors, close coupled dual flush w.c., and wash hand basin with mixer tap and storage drawers below, mirror with courtesy lighting, tiled walls, heated towel rail/radiator, ceiling with inset downlighters, and extractor fan.

## BEDROOM 4

ceiling with inset downlighters, double panelled radiator, sliding casement windows to the side and rear and casement window to the side.

## FAMILY BATHROOM

fitted with white three piece suite comprising double ended bath with wall mounted mixer into tiled surround, dual flush w.c. and wash hand basin with mixer tap, wall mounted mirror fronted cabinet with lighting, tiled floor, tiled walls, heated towel rail/radiator, ceiling with downlighters, extractor fan, and a Velux conservation rooflight.

## STAIRCASE RISING TO SECOND FLOOR

## BEDROOM 2

ceiling with inset downlighters, open fireplace (not used) with exposed redbrick chimney breast, bressumer and slate hearth, a pair of casement windows to the side and a pair of double glazed Velux conservation windows to the rear.

## ENSUITE SHOWER ROOM

tiled walk-in shower with drencher shower head, dual flush w.c., and wash hand basin with storage drawers below, heated towel rail/radiator, tiled walls, tiled floor, ceiling with inset downlighters, extractor fan, wardrobe cupboard with hanging rails and lighting.

## DETACHED SINGLE STOREY ANNEXE

with weatherboarded elevations underneath a pitched tiled roof, timber stable door into:

## ENTRANCE HALL

stone tiled floor, wall mounted Vaillant gas fired boiler and radiator.

## OPEN PLAN KITCHEN/DINING/SITTING ROOM

stone tiled floor, kitchen is fitted with a generous range of wood fronted cabinets and drawers underneath a granite working surfaces with tiling to splashbacks and inset one and a half bowl single drainer sink unit with mixer tap, fitted Neff

electric fan oven, 4 ring gas hob with extractor hood above, plumbing and space for automatic washing machine, space for tumble dryer and space for dishwasher and fridge/freezer, double glazed windows to three aspects, double panelled radiators, ceiling with inset downlighters.

## REAR HALL

with large shelved storage cupboard.

## BEDROOM 1

double panelled radiator, double glazed windows to two aspects.

## BEDROOM 2

double panelled radiator, double glazed windows to two aspects.

## BATHROOM

fitted with three piece suite comprising panelled shower bath with mixer/shower tap and curved glazed shower screen, pedestal wash hand basin with mixer tap and dual flush w.c., mirror fronted cabinet, tiled walls, shaver point, tiled floor, ceiling with inset downlighters and extractor fan, heated towel rail/radiator, double glazed and frosted window.

## OUTSIDE

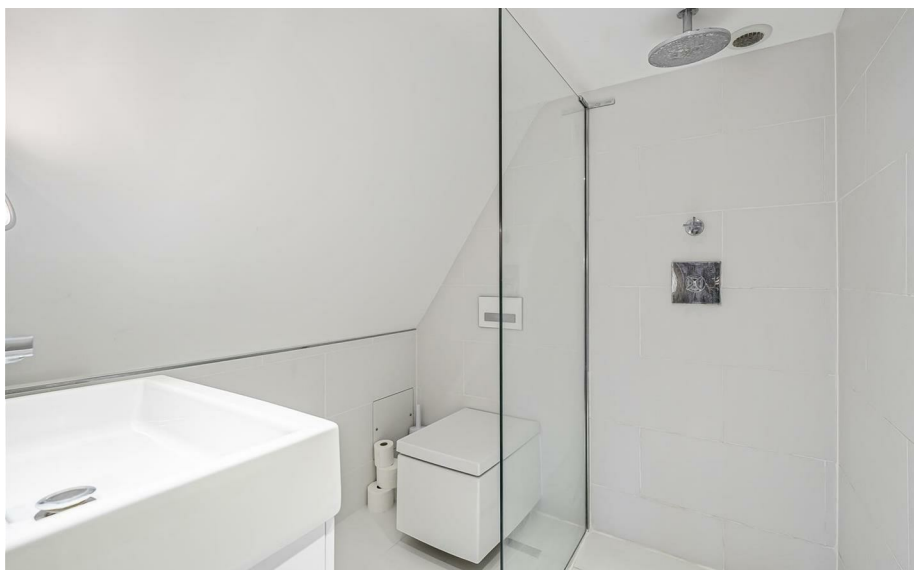
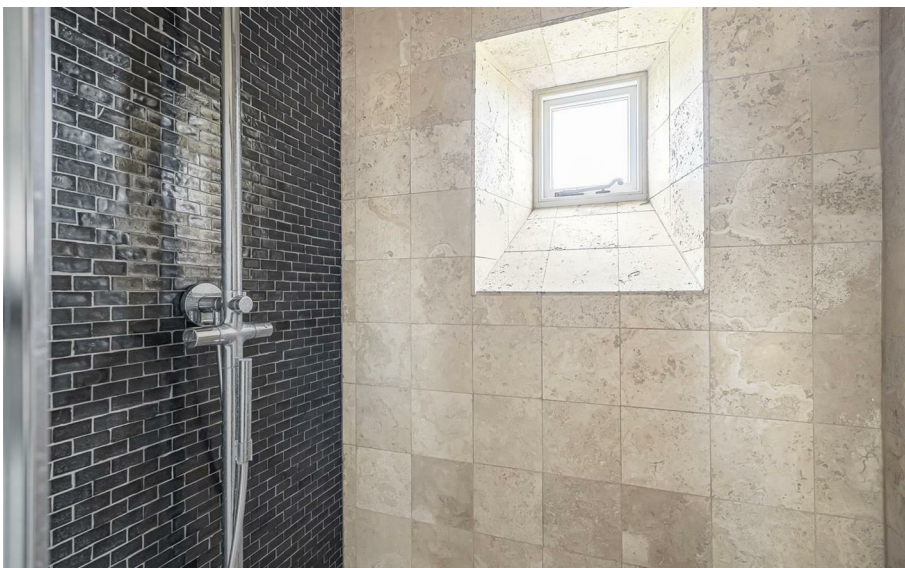
5-bar gates opening to gravelled driveway with parking/hardstanding and electric car charger. The Annexe has front and rear gardens. Golders Farm also has front garden with mature hedgerow, brick paved pathways with gravel beds, further paved pathways to the rear, opening to rear garden in all extending to about 1.1 acres which is principally laid to lawn enclosed by fencing and hedging with a large paved patio area, brick paved pathways, flowering and shrub beds, oil storage tank and share of private drainage.

## AGENTS' NOTE

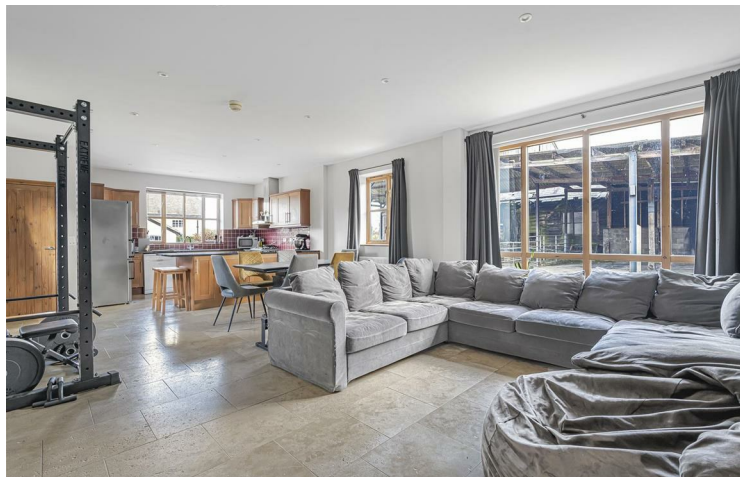
Additional land could be available. Please note, the OS plan is for guidance only.











Guide Price £1,200,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - South Cambridgeshire  
District Council







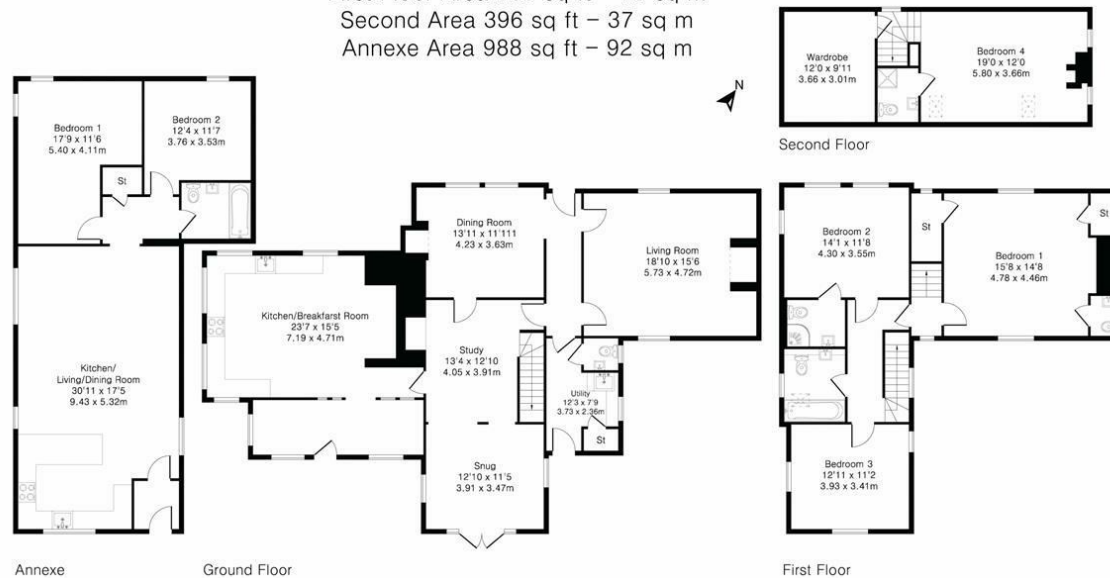
## Approximate Gross Internal Area 3671 sq ft - 341 sq m

Ground Floor Area 1432 sq ft – 133 sq m

First Floor Area 855 sq ft – 79 sq m

Second Area 396 sq ft – 37 sq m

Annexe Area 988 sq ft – 92 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.

