



Gills Hill, Bourn, CB23 2TS

**CHEFFINS**

# Gills Hill

Bourn,  
CB23 2TS

4 2 2

Guide Price £875,000

A unique and very special opportunity to acquire an individual detached house, originally constructed in the early 1950's together with beautiful landscaped gardens extending in all to about 0.4 of an acre, courtyard style parking area/driveway, double garage and detached workshop/studio.





## LOCATION

The property is located towards the edge of the village in a wonderful, slightly elevated non-estate position with breathtaking and far reaching views to rear over Bourn golf course with farmland and countryside beyond. The property also enjoys views to the front over a wooded copse with paddocks to side and the church beyond. The highly sought after village of Bourn provides an excellent range of local amenities including a stores/post office, coffee shop, doctors surgery, Indian restaurant, further inn/restaurant, golf club with its own gym and health club. Further amenities are 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 situated about 9 miles west of Cambridge. The village is also well placed for the commuter with main line stations in Foxton, Shepreth, Whittlesford, Royston and Cambridge itself.

## ORIGINAL GLAZED ENTRANCE DOOR

to front set beneath a covered canopy porch with outside light which in turn leads to:

## RECEPTION HALL

with radiator, staircase off to first floor, door to:

## CLOAKROOM

with low level w.c. and wash hand basin, window to front aspect.

## PRINCIPAL RECEPTION ROOM

A delightful spacious L-shaped room with full height secondary double glazed windows to front aspect and a glazed door leading to the paved front terrace and gardens, feature original woodblock flooring, double radiator, large brick fireplace with woodburning stove and recess to side with fitted bookshelves, low level radiator and further double radiator, glazed windows to side aspect overlooking gardens and a pair of full height glazed doors leading to:

## CONSERVATORY

with ceramic tiled floor, low level radiator and triple aspect sealed unit double glazed windows providing breathtaking views over the gardens and Bourn golf course beyond, high semi-vaulted ceiling and a pair of full height sealed unit double glazed doors to side aspect leading to gardens.

## KITCHEN/BREAKFAST ROOM

with inset stainless steel sink unit with mixer taps and cupboards below, integrated refrigerator, further base units comprising worktops with cupboards and drawers below, upright shelved larder cupboard with further storage cupboards above, integrated Neff oven and grill, fitted shelved storage cupboards to side, double radiator, Grant oil fired boiler and windows to rear aspect overlooking the rear gardens, glazed doors to:

## UTILITY ROOM/REAR LOBBY

with space and plumbing for washing machine, large glazed windows overlooking terrace gardens and golf course, fitted broom/storage cupboard and door leading to paved terrace and gardens.

## DOOR FROM RECEPTION HALL

leads to:

## STUDY/BEDROOM 5

with corner vanity style unit with inset wash hand basin and cupboards below, built-in wardrobes, radiator, secondary double glazed windows to rear aspect, fitted desk unit with shelves above, cupboards below and shelves to side.

## KITCHEN 2

with stainless steel sink unit with cupboards below, worktops to either side with further cupboards and drawers below, coat hooks and range of wall storage cupboards, windows to rear aspect.

## DINING ROOM

with fitted units with range of wall storage cupboards, display shelving, fitted worktop, cupboards and drawers below, radiator, windows to front aspect, large full height sliding double glazed doors leading to courtyard style driveway and parking area to side and door off to:

## STUDY/OFFICE

with radiator and windows to side aspect overlooking gardens.

## NOTE

This area of the property on the ground floor has the potential to be utilised as a self-contained annexe which may be suitable for a dependent relative and adjacent to this is the cloakroom off the main hall and opposite is the study/ground floor bedroom.

## ON THE FIRST FLOOR

## LANDING

with trap door to roof space, radiator and windows to front aspect overlooking the front gardens and opposite the house there is woodland and paddocks beyond.

## BEDROOM 1

A delightful spacious and light principal bedroom with windows to front aspect and windows to side aspect with wonderful views towards paddocks which are situated opposite the house with further views of the church and church tower beyond. High semi-vaulted ceiling to part of the room. There is also a built-in wardrobe, radiator and door to:

## ENSUITE BATHROOM

with bath, shower attachment, ceramic tiled walls around, pedestal wash hand basin and low level w.c., radiator, windows to rear aspect overlooking the gardens and golf course beyond, feature circular window with a view of the paddocks and church tower.

## BEDROOM 2

with radiator, range of built-in wardrobes, recess to side with vanity style unit with wash hand basin, cupboard above, radiator, windows to rear aspect overlooking the gardens and golf course beyond, archway to:

## INNER LANDING

with door off to:

## BEDROOM 3

with radiator, vanity style unit with wash hand basin, built in wardrobe with sliding mirrored doors, secondary double glazed windows to front aspect.

## BEDROOM 4

with radiator, fitted wardrobes and storage cupboards, recessed area to side with further shelving, radiator, windows to rear aspect with views over the gardens and golf course.

## BATHROOM

with bath and shower attachment/mixer taps, ceramic tiled walls around, vanity style unit with wash hand basin and cupboards beneath, ceramic tiled walls around, vanity style unit with wash hand basin and cupboards beneath, ceramic tiled splashbacks, built-in tiled shower cubicle with folding glazed shower doors and shower unit, towel rail/radiator, built-in airing cupboard housing hot water cylinder with shelves above, windows to rear aspect overlooking gardens and golf course,

## SEPARATE CLOAKROOM

with low level w.c. and wash hand basin, window to rear aspect.


## OUTSIDE

To the front of the property there is an entrance with brick pillars to either side leading to a courtyard style parking and turning area adjacent which in turn leads to a DETACHED DOUBLE GARAGE with automatic up and over door, light and power and windows to side and rear aspect, glazed door leading to terrace gardens. There is also a most attractive and generous front garden which is screened from the road by a tall yew hedgerow with further hedgerow to side, well stocked borders and a variety of shrubs, paved pathway leading to further paved terrace area and front entrance door. There are also a variety of mature shrubs and borders around and this in turn leads to a further garden area to the side of the house with mature shrubs, bushes and trees around, well stocked borders.

To the rear of the property there is a delightful generous garden which enjoys a high degree of privacy and seclusion and enjoys spectacular views over Bourn Golf Course which it backs onto. The gardens are principally laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. Immediately adjacent to the property itself there is a raised paved terrace and further brick paviour area which in turn leads to a DETACHED TIMBER CONSTRUCTED WORKSHOP with light and power, large windows overlooking the gardens and views on this could indeed be utilised as a studio if required.

There is also a garden storage shed and a summerhouse which has a rotating base with a further patio area to side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £875,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire District Council





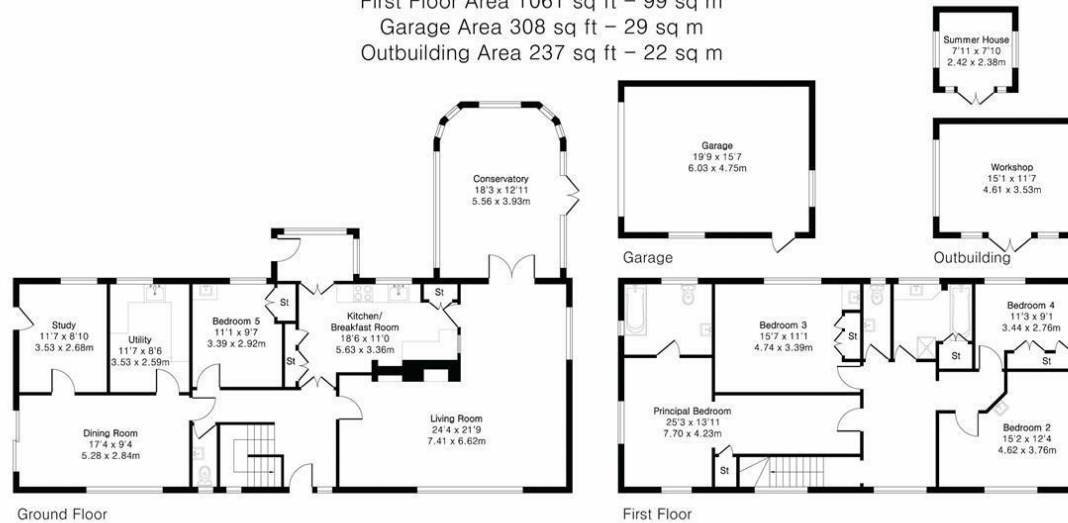
## Approximate Gross Internal Area 2850 sq ft - 265 sq m

Ground Floor Area 1552 sq ft - 144 sq m

First Floor Area 1061 sq ft - 99 sq m

Garage Area 308 sq ft - 29 sq m

Outbuilding Area 237 sq ft - 22 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.



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**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.



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