



Hardwick Road, Toft, CB23 2RQ

CHEFFINS

Hardwick Road

Toft,
CB23 2RQ

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Guide Price £1,850,000

- Stunning Brand New Barn Conversion
- Special Views Over Surrounding Countryside
- Bespoke Hand Crafted Kitchen With Separate Larder
- Magnificent Sitting Room With Inglenook Style Fireplace
- 5 Double Bedrooms with Exquisite Principal Suite
- Eco-Friendly Air Source Heat Pump
- Comberton Village College Catchment
- 10 Year LABC Warranty
- 5 Miles Distant to Cambridge City
- Plot Extending To About 0.5 Acre



A magnificent and substantial brand new barn conversion, designed and constructed to an outstanding specification with a plethora of rather special and high quality finishes. Extending to about 4,460 sq.ft the property spans over 2 storeys and incorporates many stylish features including bespoke fully fitted kitchen with a range of high quality integrated appliances as well as luxuriously appointed bathrooms and carefully considered living spaces. Set against a remarkable backdrop of surrounding countryside and enjoying a plot extending to about 0.5 acre, this impressive home is located in the highly sought-after and most desirable village of Toft, which is perfectly positioned within easy reach of Cambridge and major routes as well as boasting catchment for Comberton Village College and a generous range of more local amenities.



LOCATION

The property is located close to the heart of the highly sought after village of Toft with its own post office/stores and the Meridian golf course. Toft is also well placed for the Cambridge Country Club with its own leisure facilities, golf course, spa and restaurant. The property is located just 2 miles from the larger village of Comberton with its own renowned Village College and is also close to the village of Barton to the east and M11 motorway access (Junction 11). The university City of Cambridge is about 5 miles distant and the village is so well placed for access to major routes and rail links.

Plot 2 Warton Barns

This magnificent home is one of just two stunning properties built by well-known and highly regarded local developer, Irwin Building and Development. Plot 2 is located to the rear of the site and is accessed via a shared driveway, passing it's neighbouring property to the front.

The property boasts a handsome façade, paying homage to it's former use as a grain store. The oak front door with covered storm porch-style canopy also features stunning double height windows with a feature timber trim. The effect these large windows have is immediately apparent when entering the hallway as the natural light floods in. Further complimented by the full height oak screen which allows uninterrupted views through the sitting room in to the rear garden. Double doors off the right of the hallway lead through to the principal reception room: a palatial kitchen/dining/family room which is softened with a stunning oak beam and frame. French doors lead to the rear garden.

The bespoke kitchen has been hand crafted and is comprised of a range of in-frame eye and base level units with feature eye level display cabinets and central island with extensive storage. Appliances include double eye-level Siemens oven and warming drawer. Inset into the island is a Siemens downdraft induction hob as well as a Siemens wine fridge. Integrated appliances include Bosch dishwasher and Bosch full height fridge and full height freezer. Another special feature is the extensive full height larder-style units with shelving and pull-out smart storage. The work surface and upstand is a beautiful marble-style quartz and there is a complementary stone-style tiled splashback area. The work surface houses an inset double butler style sink with brushed brass "Quooker" tap and integrated "InSinkErator" for food waste. There is also an under counter bin drawer. A solid oak door off the kitchen area leads to the larder which has extensive shelving and storage.

The laundry/boot room is located to the left of the hallway and is an echo of the kitchen with in-frame traditional style eye and base level units with quartz work surface over and inset butler sink with brushed brass mixer tap. A Samsung washing machine and separate Samsung tumble dryer make for a well-equipped laundry area and there is also a bespoke hand made bench seat with built-in storage. The plant room is accessed via the boot room with controls for the underfloor heating, air source heat pump and technical elements of the property. An external door gives access to the side and rear garden.

The formal living room is a generous yet cosy space with an exposed brick inglenook style flame-effect wood burner with oak beam and brick hearth. This rather special room enjoys views over the rear garden through french doors and full height windows as well as overlooking the hallway through the full height glazed oak framed window. A snug/office and cloakroom complete the ground floor.

The sweeping oak staircase leads to the first floor where there are 5 generous double bedrooms. The principal suite is a true escape with elevated and far-reaching views over the surrounding countryside and boasts a fully fitted and extensive dressing room with a range of hanging rails, drawers and shelving units. The principal en-suite is an oasis of calm with a large freestanding bath and floor standing mixer tap which enjoys viewing over the rear garden. The double length shower enclosure features timber-effect wall tiles and stone effect floor tiles. The shower features a large rain head with further handheld attachment and full length alcove with feature lighting. There is also a double sink with vanity storage unit below, each with a backlit mirror above and fixed wall mounted electrical socket. Heated towel rail and WC complete this stunning en-suite.

Bedroom 2 and 3 also benefit from delightful en-suite shower rooms with stylish walk-in showers with rain head and further handheld attachment and alcove with feature lighting. Pedestal wash basin with chrome mixer tap and tiled splashback area, floor standing WC with inset flush plate, wall-mounted mirror, electrical socket and chrome heated towel rail complete the en-suites.

The family bathroom brings all the stylish elements of the en-suites together and is comprised of a freestanding bath with floor standing mixer tap, separate shower enclosure with rain head and further handheld attachment, stylish tiling to splashback areas, pedestal wash basin with chrome mixer tap, floor standing WC with inset flush plate, wall mounted electrical socket and chrome heated towel rail complete the generous bathroom.

Outside the property features an extensive paved patio area and is then principally laid to lawn with a range of attractive and low-maintenance flowerbeds and shrubs. There is also an outside tap, power sockets and outside lighting. To the front of the property there is a block paved driveway with attractive shrubbed borders and post and rail fencing which extends to the side of the property, taking full advantage of the far-reaching countryside views.

About The Developer

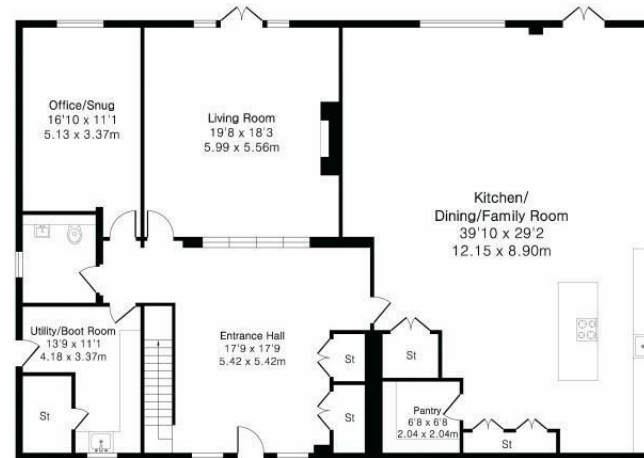
Having recently re-branded from David Reed Homes, Irwin Building and Development are thrilled to present the final property on this select development in Toft. The rural location called for a country feel, but one of quality and high in design features. The Irwin team, right through from groundworks to our design team at 'Rusty-Bucket Interior Design', are extremely proud to launch Warton Barns.



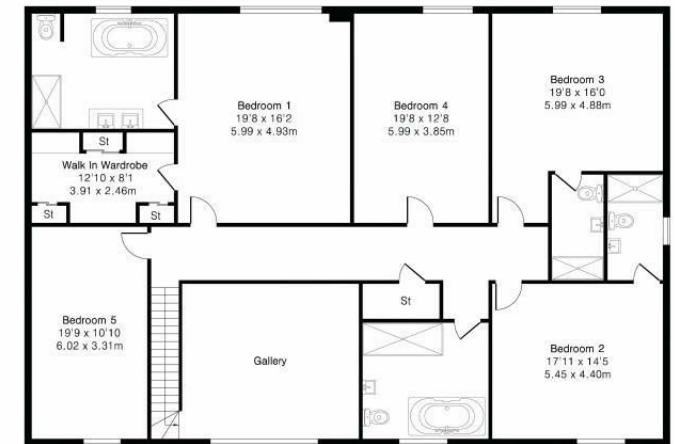




Number 2 Warton Barns
Approximate Gross Internal Area 4460 sq ft - 414 sq m
 Ground Floor Area 2358 sq ft – 219 sq m
 First Floor Area 2102 sq ft – 195 sq m



Ground Floor



First Floor

Guide Price £1,850,000
 Tenure – Freehold
 Council Tax Band – New Build- TBA
 Local Authority – South Cambs District Council

[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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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.

