



High Street, Bourn, CB23 2TR

CHEFFINS

High Street

Bourn,
CB23 2TR

An exciting and unique opportunity to acquire a rather special detached country home of immense charm and character. The property cleverly combines a timber framed thatched cottage together with a stunning and beautifully presented single storey wing which incorporates many wonderful features with the benefit of its own unique ambience, style and panache. The property provides exceptionally versatile and well proportioned accommodation, including a most impressive open plan living/dining/family room which is open to the superbly equipped kitchen with Aga. Furthermore, the delightful landscaped and generous gardens are a further special feature and enjoy privacy and seclusion and back onto adjoining paddocks.

4 3 2

Guide Price £965,000






LOCATION

The property occupies a prominent position close to the heart of the village and enjoys breathtaking views over adjoining paddocks. The highly sought after and most desirable village of Bourn provides an excellent range of local amenities including a store/post office, coffee shop, doctors surgery, Indian restaurant, golf club with its own gym and leisure facilities. Further amenities are available in the close by 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 Cambridge and is also conveniently placed for the commuter with main line stations at Foxton, Shepreth, Whittlesford, Royston and Cambridge itself.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

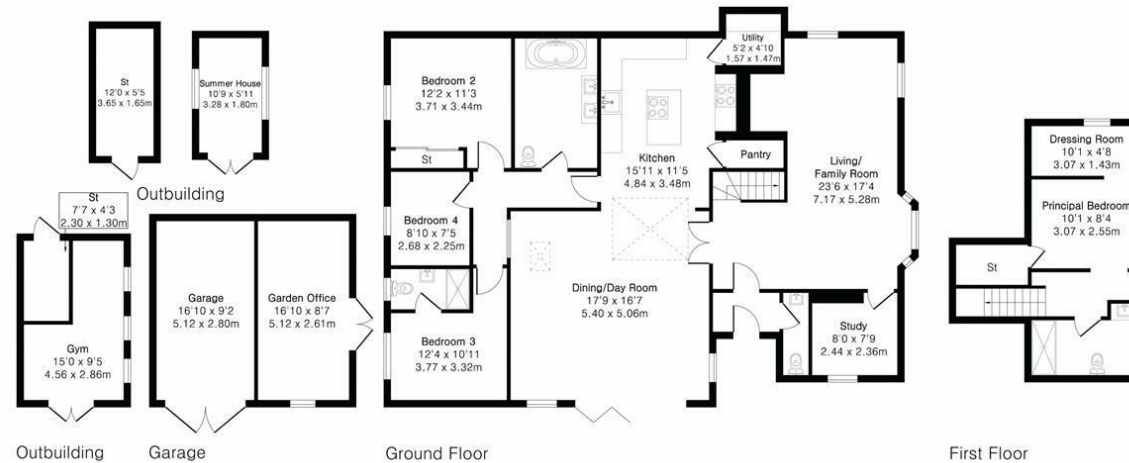


Guide Price £965,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire
 District Council



**Approximate Gross Internal Area 1845 sq ft - 171 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1562 sq ft – 145 sq m
 First Floor Area 283 sq ft – 26 sq m
 Garage Area 304 sq ft – 28 sq m
 Outbuilding Area 269 sq ft – 25 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.



[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

