



Old North Road, Bassingbourn, SG8 5JR





# Old North Road

Bassingbourn,  
SG8 5JR

5 5 4

**Guide Price £1,100,000**

- Versatile Accommodation Extending to Approximately 3424sqft
- High Specification Accommodation Throughout
- Constructed in 2020 with a NHBC Structural Warranty
- 4.5kw Solar Array Installed on the Garage Roof
- Grounds Extending to Approximately 0.6 Acres
- Rainwater Harvesting System

Cartref is a unique and highly versatile residence offering extensive accommodation extending to approximately 3656 sqft (including garage and home office). The efficient and imaginative layout of the internal spaces and circulation is coupled with a very high level of specification throughout the building fabric, the engineering systems and the internal fittings. Particular features include a 4.5kw solar array installed on the garage roof, a rainwater harvesting system, an air source heat pump coupled with an underfloor heating system with individual room controls and a bio-disk waste treatment system. The layout of the house and careful selection of materials and finishes reflect the highest aspirations on sustainable construction, low maintenance and low energy costs, significantly in advance of Building Regulation standards at the time of construction.







## LOCATION

Occupying an idyllic and tranquil semi-rural position Cartref offers easy access to the surrounding amenities in nearby Royston and Bassingbourn including a variety of public houses, bars, restaurants, cafes, local shops, hairdressers, barbers, and convenience stores. A range of schools, gyms (including a leisure centre), doctors' surgeries, dentists and sports clubs are also available. Nearby transport links include Royston mainline rail station, which is 1.1 mile away, offering direct links to London Kings Cross and Cambridge and road connections via the A10, A505, M11 and the A1(M).

## OUTSIDE

The front of the property offers gated access to the large gravel driveway leading to the detached garage with home office and a pathway leading to the entrance door.

The wrap around secluded garden is mostly laid to lawn with multiple entertaining spaces including a large patio area off the kitchen diner/ day room and a timber decked area with pergola over boasting a hot tub, Xclusive decor pizza oven and a built in gas barbecue. Further benefitting from external taps, lights, and a dedicated vegetable garden retained by a picket fence with raised vegetable beds.

## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, window to the front aspect, wood effect tiled floor, exposed feature bricks and beams, under stairs storage cupboard, further storage cupboard, solid oak staircase with glass panells to the first floor, Wessex lift to the first floor

### LOUNGE

With window to the front and side aspect, large feature inglenook fireplace with tiled hearth and multi fuel burning stove, exposed feature beams

### KITCHEN/DINER/DAY ROOM

With windows to the front, side and rear aspect, two tone kitchen with range of wall and base units including an 'L' shaped island, quartz worktop with undermounted sink and a half, space for appliances include; Rangemaster oven, fridge, freezer and wine fridge, integrated dishwasher, exposed feature bricks and beams, wood burning stove, porcelain tiled floor, bifold doors opening to the garden, french doors to the garden

### STUDY

With window to the rear aspect, exposed feature beams

### FAMILY/DINING ROOM

With window to the side and rear aspect, wood effect tiled floor, exposed feature beams

## UTILITY/BOOT ROOM

With stable door to the garden, range of eye and base level units, space and plumbing for washing machine and dryer, cupboard housing pressurised hot water cylinder, exposed feature beams

## GUEST CLOAKROOM

With low level wc with eco flush button, vanity unit with inset basin and chrome mixer tap over, tiled floor, exposed feature beam

## CINEMA ROOM/BEDROOM 5

With window to the front aspect, set up including; 122" remote controlled screen served by an Optoma 4K UHD projector, full Dolby ATMOS 7.2.4 surround sound, integrated wiring throughout

## FIRST FLOOR

### LANDING

With balcony over entrance hallway, dormer window to the front aspect, storage cupboard, exposed feature beams, loft access via hatch, doors to:

### PRINCIPAL BEDROOM

With window to the rear aspect, vaulted ceiling with exposed feature beams, door to:

### EN-SUITE SHOWER ROOM

With dormer window to the side aspect, contemporary suite comprising; low level wc with eco flush button, vanity unit with inset basin and chrome mixer tap over, wet room style shower with drencher head over, tiled walls, tiled floor

### BEDROOM 2

With window to the front aspect, Velux window to the side aspect, wood effect flooring, exposed feature beams, door to:

### EN-SUITE SHOWER ROOM

With Velux to the side aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, floating vanity unit with basin mounted over, large wet room style shower with glass screen and drencher head over, tiled walls, tiled floor, electric heated mirror, exposed feature beams

## BEDROOM 3

With window to the front aspect, fitted wardrobes, exposed feature beams, door to:

## EN-SUITE SHOWER ROOM

With Velux window to the side aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin and chrome mixer tap over, wet room style shower with glass screen and wall mounted multi jet shower, exposed feature beams, wood effect tiled floor, tiled walls

## BEDROOM 4

With dormer window to the rear aspect, feature exposed beams

## FAMILY BATHROOM

With dormer window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over, freestanding bath with chrome waterfall mixer tap and separate hand held shower head attachment, tiled floor, part tiled walls, exposed feature beams

## AGENTS NOTES

Tenure - Freehold  
Council Tax Band - G  
Property Type - Detached House  
Property Construction - Timber frame and Brick with Tile Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 3607 sq ft  
Parking - Driveway

### UTILITIES/SERVICES


Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Private BioDisc Sewerage Treatment  
Heating - Air source heat pump, underfloor, electric  
Broadband - Basic Available  
Mobile Signal/Coverage - OK

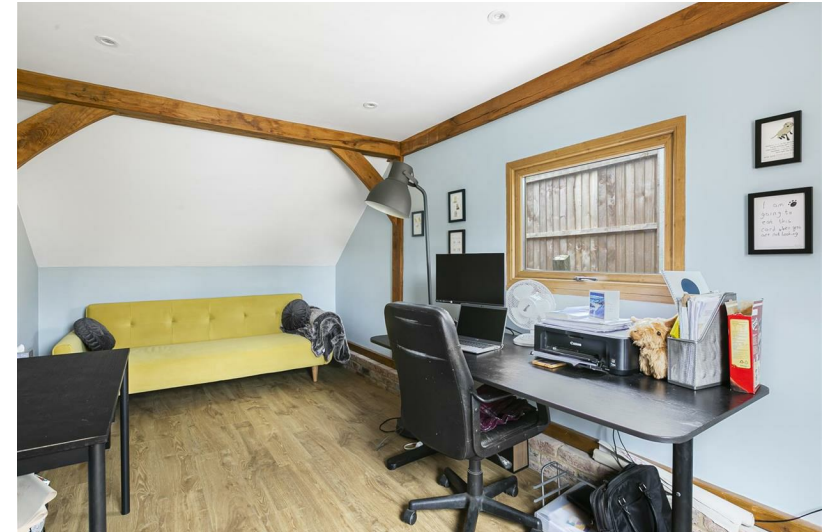








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



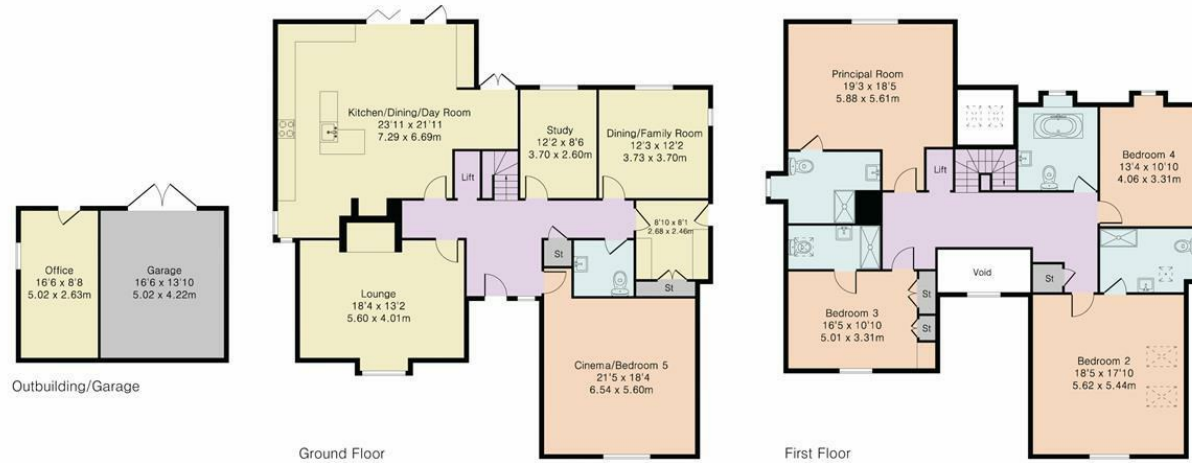
Guide Price £1,100,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire District Council







Approximate Gross Internal Area 3607 sq ft – 335 sq m  
 Ground Floor Area 1687 sq ft – 157 sq m  
 First Floor Area 1545 sq ft – 144 sq m  
 Outbuilding/Garage Area 374 sq ft – 35 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.



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.