



17 Alms Hill, Bourn, Cambridge, CB23 2SH
Guide Price £695,000 Freehold



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AN ESTABLISHED DETACHED FOUR-BEDROOM HOUSE WITH GREAT POTENTIAL FOR EXPANSION, RE-CONFIGURATION AND IMPROVEMENT SET WITHIN A GENEROUS MATURE GARDEN WITHIN THIS SOUGHT-AFTER VILLAGE LOCATION.

- Detached house
- 1325 Sqft / 123 Sqm
- 4 beds, 2 baths, 2 recepts
- 0.19 acres
- Oil fired central heating to radiators
- Driveway parking and garage
- Well equipped kitchen plus utility room
- EPC - D / 59
- Council tax band - F

The property occupies a fine non-estate position set back from the road and just a short walk from the village amenities. The property is set within mature and private gardens approximately 0.2 acres with ample parking and garage. The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and attractive slate flooring. There are two good sized reception rooms including a dual aspect sitting room plus a well equipped kitchen/breakfast room with adjoining utility room.

Upstairs, are four bedrooms with an en-suite to the master bedroom and a family bathroom.

Outside, a gravel driveway accommodates several vehicles. The garage has an up and over door with power and light connected. Gated access leads to the rear garden which is mainly laid to lawn with flower and shrub borders and beds, a generous paved patio, selection of trees and bushes and all enjoys good levels of privacy.

Location

Bourn has been voted one of the country's best villages to live in by The Guardian. It is located approximately 9 miles west of Cambridge and is a popular village with a wealth of period houses. Village amenities available include a village shop/post office, cafe, doctors' surgery, dentist, award winning gastro pub, Indian restaurant and a golf course with gym and health club. There are wonderful dog walks on the doorstep. Residents can also try their hand at flying with The Rural Flying Corps who provide training at Bourn airfield and Bourn also has a bakery, a deli, a butchers and yoga classes. There is a highly regarded primary school (OFSTED rated Outstanding) and the nearby village college at Comberton is one of the highest ranked comprehensives in the UK (OFSTED rated Outstanding). The location of the village offers good access to the A428, A14 and M11 providing a fast route to Addenbrooke's Hospital and Research Campus and the nearby mainline station at Royston provides fast access to London Kings Cross (within 40 minutes).

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council

Council tax band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 123 sqm (1325 sqft) excluding Garage

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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

