



25 Church Street, Bourn, Cambridge, CB23 2SJ
Offers In Excess Of £285,000 Freehold



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A CHARMING AND BEAUTIFULLY PRESENTED 18TH CENTURY COTTAGE RECENTLY RE-THATCHED AND LOCATED CENTRALLY WITHIN THE VILLAGE WITH VIEWS OVER THE VILLAGE CHURCH

- Re-thatched Grade II listed cottage
- Refitted bathroom
- Updated kitchen
- Views over village church
- Two large double bedrooms

Set in a quiet road leading to the St Helena & St Mary's Church, this mid 18th Century Grade II Listed cottage boasts many of its original features and stands in the centre of three cottages, all of which were re-thatched in December 2021. The beautifully presented living accommodation is arranged over two floors and briefly includes on the ground floor a spacious sitting room with large inglenook fireplace and solid oak hardwood flooring. The kitchen has been recently updated with a range of fitted base level and wall mounted storage cupboards with solid oak work surfaces, space and plumbing for freestanding appliances, large butler sink, a window overlooking the rear garden and stairs to the first floor accommodation. Off the rear lobby is a stable door to the rear garden and a recently refitted luxurious bathroom boasting a panelled bath with mains fed shower over, Victorian style high flush wc, vanity hand basin and attractive wall and floor tiles. On the first floor there are two good sized double bedrooms, the master bedroom has storage to the eaves and both have a wealth of character with original features such as exposed timbers which have all been beautifully preserved. There is plenty of storage space throughout the property. Outside, the property has a delightful courtyard garden, enclosed by aged brick walls with views of the Church. The space is mostly paved with some artificial turfing. There is also a shed, shared with the neighbour, used to store wood and coal for the fire.

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, fair trade coffee shop, gift shop, 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 and the nearby village college at Comberton is one of the highest ranked comprehensives in the UK. 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

All mains services connected

Statutory Authorities

South Cambridgeshire District Council

Fixtures and Fittings

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

Viewing

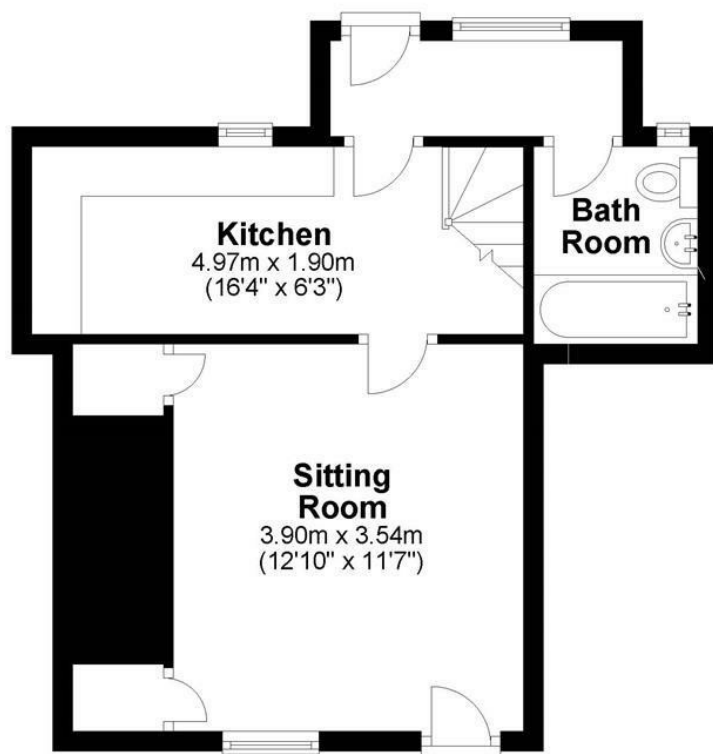
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



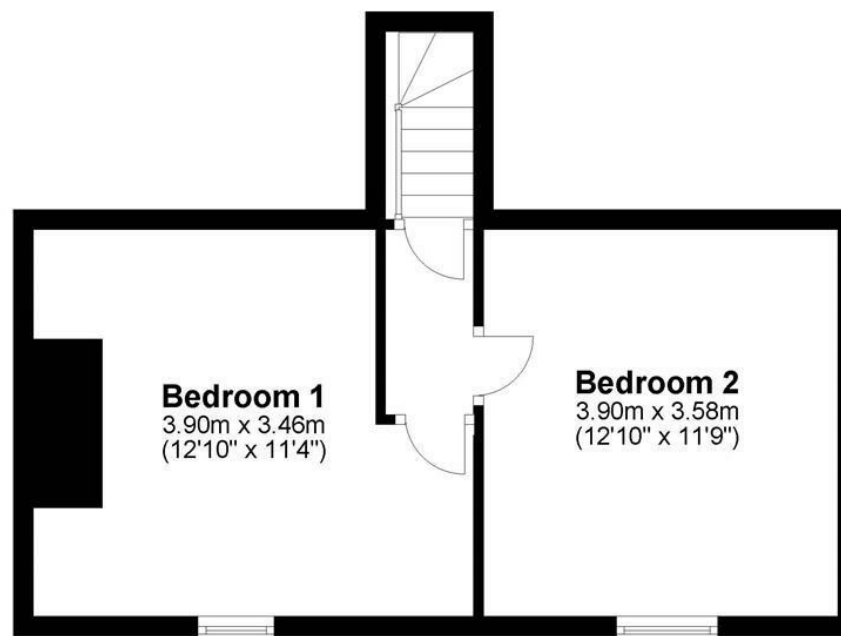


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Ground Floor



First Floor



Approx. gross internal floor area 68 sqm (725 sqft)

