



22 Bourn Road  
Caxton

**BROWN & CO**







## 22 Bourn Road, Caxton

### Key features

- Air source heat pump
- Air source heat pump Underfloor heating throughout the ground floor
- Remarkable open plan kitchen diner day room
- Attractive countryside views to the rear
- Landscaped south facing rear garden



### SUMMARY

A most impressive and unique architect designed detached residence. Designed by the current owners and constructed in 2021, the property enjoys elevated views over the surrounding countryside and offers versatile accommodation arranged over two floors. The five bedroom property benefits of ample driveway parking, generous integral garaging with an attractive south facing landscaped garden.

### LOCATION

Caxton is a picturesque and historic village set in the heart of South Cambridgeshire, offering a peaceful rural setting with excellent transport links. Situated just off the A1198 and close to the A428, Caxton provides direct access to Cambridge (approximately 10 miles east) via the A428 and to St Neots via the same route westbound. The A1198 connects the village south to Royston (around 9 miles away), which offers a wide range of shops, restaurants, and a mainline rail station with fast services to London King's Cross. Cambourne, just 3 miles away via the A1198 and A428, offers supermarkets, schools, healthcare facilities, and leisure amenities.

### OUTSIDE

The front boundary is retained by a mature hedge row with direct access from Bourn Road. A post and rail gate mounted on brick

piers offers access to the generous frontage featuring a large gravel driveway leading to the entrance door and integral double garage, a well maintained lawn area, a selection of shrubs, decorative gravel flowerbed and a pathway to the rear garden.

The south facing rear garden has been thoughtfully designed to embrace the peaceful views over the fields beyond, creating a wonderful sense of tranquillity featuring a well-maintained lawn area, a selection of shrubs, a composite deck seating area, a further patio seating area, external lights, external power points and outside tap.

### GROUND FLOOR

#### Entrance hallway

With entrance door, window to the side aspect, Karndean wood effect flooring, oak staircase to the first floor, steps down to the open plan kitchen dining/ day room, door to guest cloakroom and door to utility room.

#### Dining/ day room

With three bifold doors opening to the garden, Karndean wood effect flooring, brick slip feature wall, door to the study, door to snug, open to kitchen area

#### Kitchen area

With part vaulted ceiling featuring a large skylight window over, window to the front aspect, bespoke fitted contemporary kitchen

with a range of eye and base level units finished encased in a gold brushed steel, glass counter with undermounted sink with gold brushed steel mixed tap over, Neff integrated appliances include: inset four ring induction hob with extractor hood over, microwave oven, chest level fan oven with slide and hide door and warmer drawer below, dishwasher and fridge freezer, island with breakfast bar and integrated Caple wine fridge, Amtico tiled floor and bifold doors opening to the garden.

#### Snug

With window to the front aspect, Karndean wood effect flooring

#### Study

With window to the front aspect, Karndean wood effect flooring

#### Guest Cloakroom

With window to the front aspect, Rak suite comprising low level wc with hidden cistern and eco flush plate and wall mounted hand wash basin with mixer tap over, part tiled walls and Amtico tiled flooring.

#### Utility room

With window to the rear aspect, range of matching eye and base level high gloss gold units, glass counter with undermounted butler sink with mixer tap over, space for washing machine and tumble dryer, large double cupboard housing hot water cylinder,

Amtico tiled floor, door to the double garage

#### Double Garage

With door to the garden, light, power and electric vehicle charging point.

#### FIRST FLOOR

##### Landing

With part vaulted ceiling with skylight over, oak flooring, sliding door to walk in wardrobe, doors to

##### Principal bedroom

With window to the front and rear aspect, Karndean wood effect flooring, sliding door to walk in wardrobe, door to

##### En-suite bathroom

With window to the front aspect, contemporary Rak suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome tap over, freestanding bath with freestanding chrome mixed tap over with separate handheld shower head attachment and glass and chrome shower cubicle with sliding door and drencher head over, tiled walls, tiled floor, chrome heated towel rail, electric underfloor heating.

##### Bedroom two

With window to the front aspect, Karndean wood effect flooring, door to

##### En-suite shower room

With window to the front aspect, contemporary suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome mixed tap over and large walk-in shower with drench head over, tiled walls, tiled floor, chrome heated towel

rail, electric underfloor heating.

##### Bedroom three

With window to the rear aspect, Karndean wood effect flooring, loft access via hatch.

##### Bedroom four

With window to the front aspect, Karndean wood effect flooring.

##### Bedroom five

With window to the rear aspect, Karndean wood effect flooring.

##### Family Shower-room

With window to the side aspect, contemporary suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome mixed tap over and large walk-in shower with drench head over, tiled walls, tiled floor, electric underfloor heating.

##### Viewing arrangements -

Strictly by prior appointment through the selling agents Brown&Co.

##### Agents Note

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

##### Tenure

Freehold







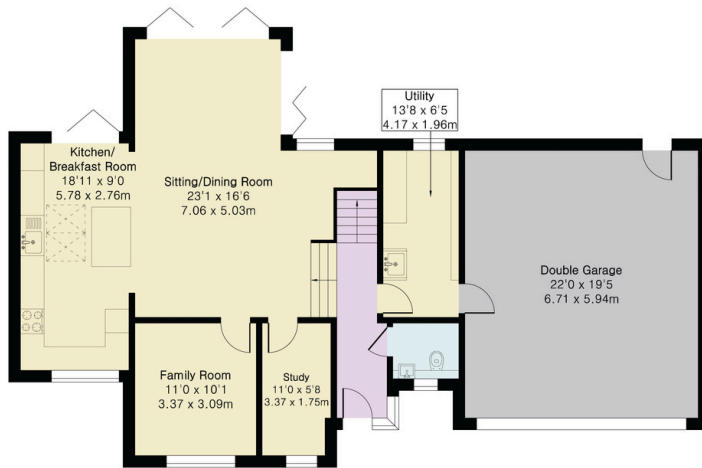


## Approximate Gross Internal Area 2648 sq ft - 246 sq m

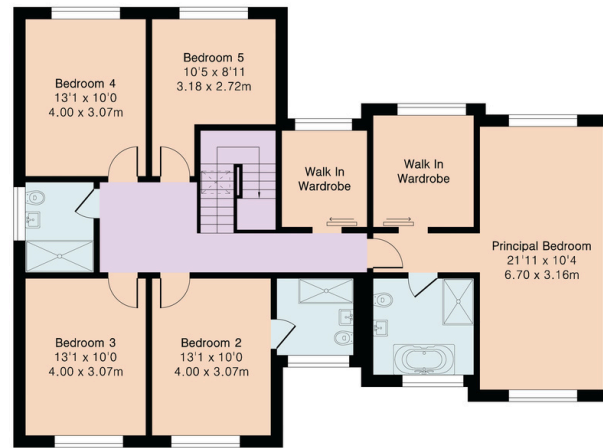
Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 1294 sq ft – 120 sq m

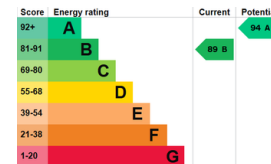
Garage Area 431 sq ft – 40 sq m



Ground Floor



First Floor



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