



Merton Grange Barns, Gamlingay, SG19 3DS
Guide Price £775,000 - £825,000

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————— **DOWLING**

ESTATE AGENTS

*****STUNNING CONTEMPORARY BARN
CONVERSION*****

GUIDE PRICE £775,000 - £825,000

'The Granary' forms part of a unique development of just eight converted Victorian barns, situated within a private and exclusive Mews style courtyard setting, on the edge of the ever sought after village of Gamlingay and offering wonderful views over the surrounding countryside. Each property is individually designed to offer modern, light and flexible accommodation, with contemporary styling and a perfect compliment to the original features of the barns themselves.

As you enter the private driveway, the property reveals the historic and character buildings which have been carefully renovated in a contemporary style. The property itself offers a spacious, flexible social and entertaining space with 'Karndean' flooring and under floor heating throughout the vast majority of the ground floor accommodation. The Gorgeous open plan and part vaulted Kitchen/ dining/ family room, separate reception room, downstairs accommodation and a utility room, along with three bedrooms (two with en suite shower rooms), study space and a family bathroom, the accommodation flows beautifully and is highlighted by vaulted ceilings and skylights to all of the bedrooms which flood the property with natural light. Outside, there is a generous 100' (approx) enclosed garden backing on to the rolling countryside, a detached and insulated timber garden annexe providing an en suite living/ bedroom, a tool shed with built in storage, double car port with an EV Charging point and additional allocated parking.

The development offers a real sense of 'community' with each household being a member of the Melton Grange Barns WhatsApp group and the residents all love getting together for BBQ's in the summer and even submitting joint entries in the annual village scarecrow competition

As much as the property is set in a tranquil location, it's still easily commutable to Cambridge; and catchment for Comberton Village Colle

Entrance Via

Reception Hall

12'4 x 24'0 (3.76m x 7.32m)

Cloakroom

4'5 x 7'4 (1.35m x 2.24m)

Sitting Room

14'8 x 16'3 (4.47m x 4.95m)





Family Room/ Study

14'8 x 12'1 (4.47m x 3.68m)

Kitchen/ Dining/ Family Room

27'1 x 19'3 (8.26m x 5.87m)

Utility Room

7'6 x 5'6 (2.29m x 1.68m)

First Floor Landing

Bedroom One

12'0 x 19'9 (3.66m x 6.02m)



En Suite Shower Room

7'8 x 6'7 (2.34m x 2.01m)

Bedroom Two

9'11 x 8'5 (3.02m x 2.57m)

En Suite Shower Room

6'2 x 8'5 (1.88m x 2.57m)

Bedroom Three

9'1 x 11'9 (2.77m x 3.58m)

Bedroom Four

9'11 x 6'5 (3.02m x 1.96m)

Bathroom

5'6 x 6'6 (1.68m x 1.98m)



Garden Annexe Accommodation

Annexe Bedroom

11'4 x 9'1 (3.45m x 2.77m)

En Suite Shower Room

3'9 x 9'1 (1.14m x 2.77m)

Rear Garden

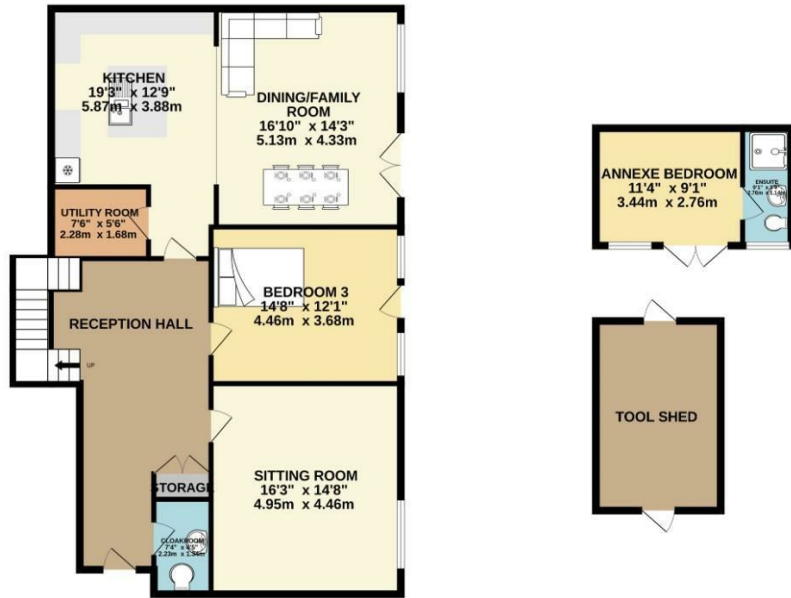
Tool/ Storage Shed

Carports And Parking

Agents Note



GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.

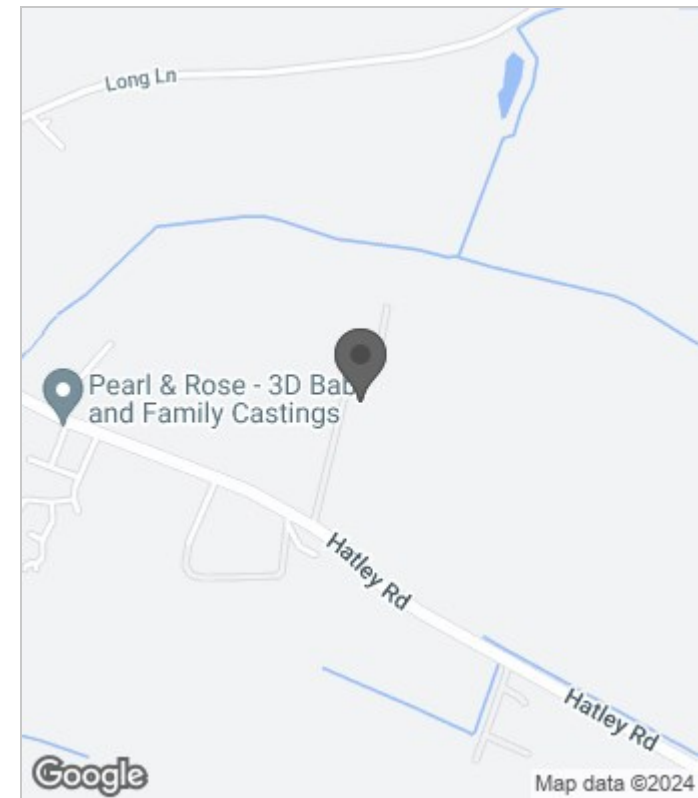


1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

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