



View Farm, Caxton End, Bourn, Cambridge



View Farm, Bourn, Cambridgeshire, CB23 2SS

Knight Frank are pleased to offer this truly unique country home set in enviable gardens and grounds in excess of 2 acres.

Bourn is an attractive west Cambridgeshire village with a good range of local facilities, including a post office/shop, church, hairdressers, cafe, two public houses/restaurants, and a primary school rated as outstanding by Ofsted. Cambridge Country Club (formerly Bourn Golf and Country Club) is a luxurious new complex, offering a wellness centre, gym, luxury spa, swimming pool, and a bar and restaurant with views over the well-established 18-hole golf course.



Guide price: £1,250,000

Tenure: Available freehold

Local authority: South Cambridgeshire District Council

Council tax band: G

Services: Mains water, electricity and drainage. Oil fired central heating.

Elevated gracefully beneath a pitched tile and slate roof, View Farm is a charmingly presented period family residence featuring characterful accommodation and modern enhancements, notably highlighted by its contemporary, architecturally designed extension.

Upon entering, you are welcomed into a spacious hall that serves as the central hub connecting the original and new sections seamlessly.

Turning left from the entrance hall leads you to the original cottage, where the dining room takes centre stage around an inset wood burner. A spiral staircase leads to a mezzanine level, currently used as a study. Continuing from the dining room is a sitting room featuring a striking inglenook fireplace with a wood burner and stairs leading to the guest bedroom, equipped with a cloakroom and built-in wardrobes. Flowing from the sitting room is the sun room, providing captivating views over the gardens and direct access to the rear patio. The sitting room also grants access to the wine cellar. The centrally positioned kitchen comprises wall and base cabinetry, with a mono-pitched ceiling with roof lights and Velfac windows offering picturesque views onto the paved patio and gardens beyond.





A glazed corridor, with a utility room and cloakroom, leads to the single storey barn with four bedrooms and a family bathroom. The principal bedroom suite is vaulted, creating a spacious feel, and features built-in wardrobes and an en suite bathroom. Two bedrooms offer a unique living space, featuring a small living/study area on the ground floor and a mezzanine sleeping level accessible via a ladder.





A blend of period
and modern styling

Gardens and Grounds

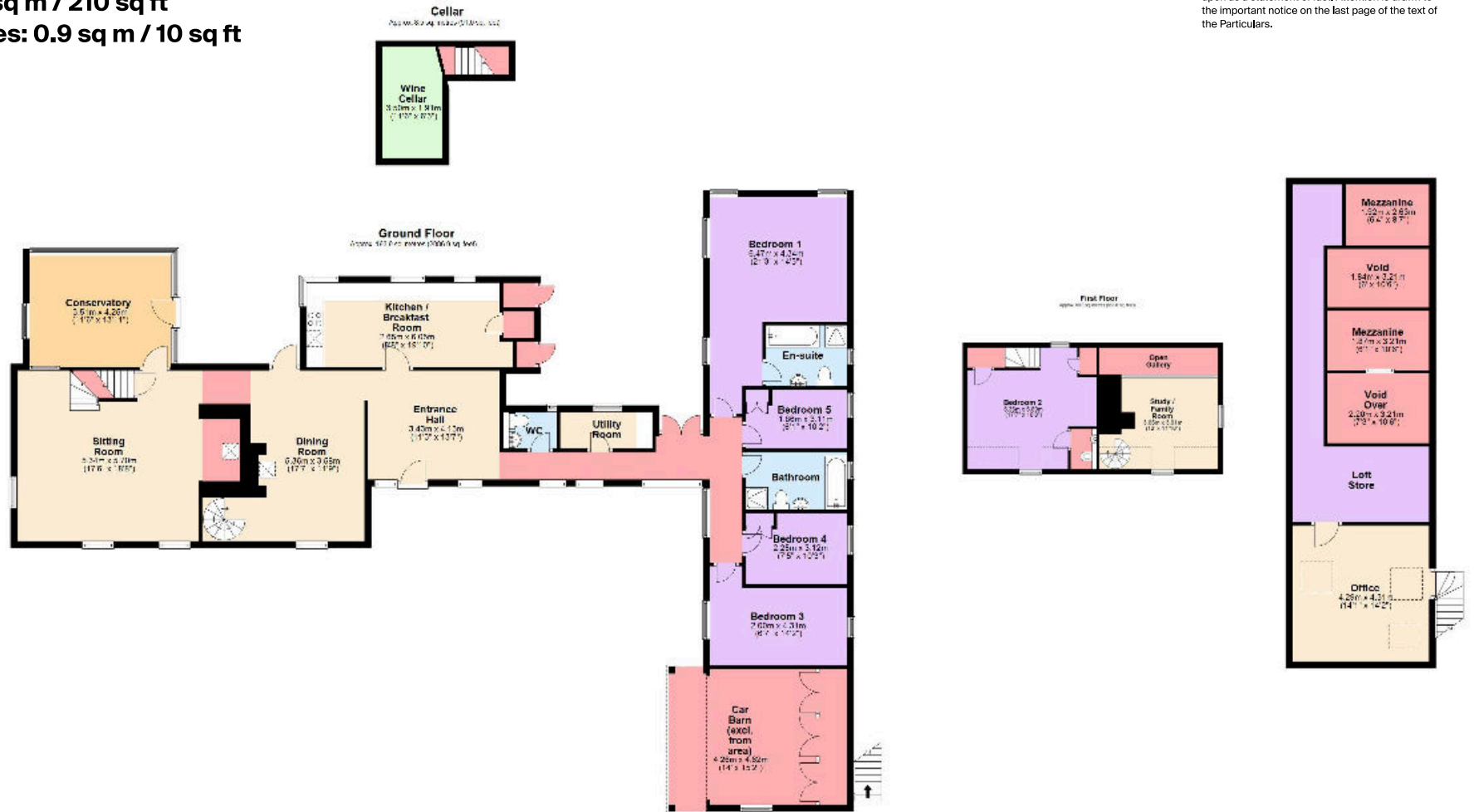
The property encompasses front and rear gardens spanning just over two acres. A private gravel driveway provides ample parking, leading to a substantial open fronted garage with a studio/office above, accessed via a rear staircase. A further 5-bar gate to one side gives vehicle access to the side of the rear plot and gardens if required. A neighbour has agricultural access only to a meadow backing on to View Farm.

The expansive patio area from the rear serves as an ideal outdoor entertaining space, enclosed by raised beds and featuring an ornamental fish pond. Steps lead to the extensive lawned area with herbaceous borders, mature trees, and another pond. The gardens also contain a generous workshop with light and power adjacent to the growing area with three greenhouses, raised and covered beds, and a potting shed. At the top of the garden is extensive storage, including a seven-bay wood store area, a separate three-bay unit, which stores a trailer and lawn mower with additional storage and access to the meadow beyond.



Approximate Gross Internal Floor Area: 282.8 sq m / 3044.5 sq ft
Garage: 19.5 sq m / 210 sq ft
External Stores: 0.9 sq m / 10 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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