



Golders Farm, Fox Road, Bourn  
CB23 2TX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Golders Farm

Fox Road | Bourn | CB23 2TX

Guide Price £1,500,000

- Detached farmhouse
- Four double bedrooms
- Grade II listed
- Refitted bathrooms
- Period features
- Large detached two bedroom annex
- Plot size of 5 acres
- Close proximity to the Cambridge Country Club
- Nine miles from Cambridge
- Within the catchment area for a number of excellent schools

## The Property

Nestled in the serene surroundings of Bourn, Golders Farm has been meticulously revitalised by its current proprietors, marrying heritage charm with contemporary comforts. The residence seamlessly integrates original features with modern conveniences, creating expansive and luminous living spaces that cater to the needs of today's families.

## The Setting

Golders Farm is situated just half a mile from the centre of the village, and enjoys convenient access to a plethora of amenities, including a village shop, post office, farm shop and charming pubs. Families benefit from an outstanding Ofsted rated primary school in Bourn, whilst adults can unwind at the nearby Cambridge Country Club. Cambridge, a mere 9 miles away to the east of the property, offers further amenities and excellent transport links, including frequent trains to London and Stansted Airport. Education is well catered for with esteemed secondary schools, such as Comberton and Cambourne Village Colleges, within close proximity.

## The Accommodation

The interior boasts a harmonious fusion of old-world allure and modern elegance. Exposed beams grace many rooms, while the drawing room has a distinguished aged oak post, delineating two inviting seating areas. A cosy ambiance is fostered by the wood-burning stove, complemented by the allure of glazed French doors that open onto the garden. The adjoining dining room sets the stage for formal gatherings, while a separate sitting room features a captivating centrepiece fireplace. The heart of the home lies within the spacious kitchen/breakfast room, characterized by an open





timber framed wall and an impressive inglenook adorned with a beam lintel. Modern wooden units, crowned with granite countertops, harmonize with the cream Aga stove, creating a culinary haven. Ascending to the first floor reveals three bedrooms, including a principle suite with modern en suite facilities. Another bedrooms boasts its own en suite, while the third enjoys access to the family bathroom. Ascending further to the second floor unveils an additional bedroom, complete with contemporary en suite shower room.

### Outside

Outside, a welcoming five-bar wooden gate grants entry to a gravel driveway. The front garden exudes charm with its gravelled expanse and brick-weave pathways, while the rear delights with paved terraces ideal for al fresco dining and relaxation. The garden, predominantly lawn, is adorned with planted beds and majestic trees, offering a tranquil retreat.

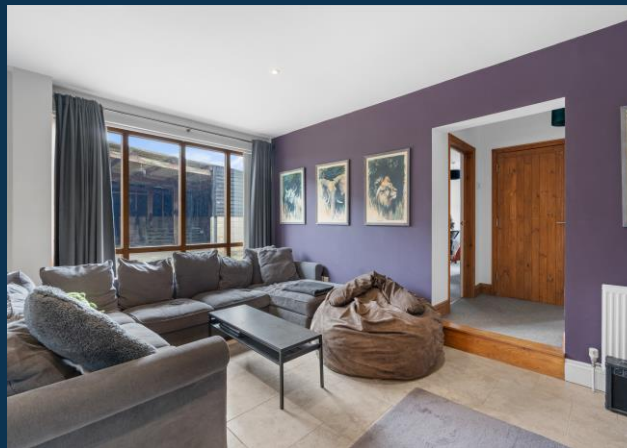


Tenure: Freehold  
Property Type: Detached  
Local Authority: South Cambridgeshire District Council  
Council Tax Band: G



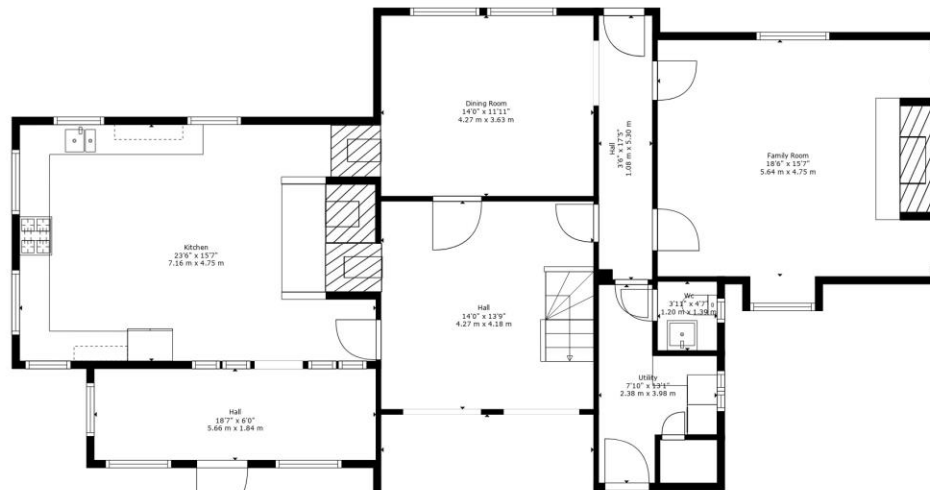








Floor 2



Floor 3

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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