



Grove Farm Barns Church Street
Cambridge, CB23 1JE

Guide price £795,000



Grove Farm Barns Church Street

Cambridge, CB23 1JE

- 2366 sqft / 219 sqm
- No onward chain
- EPC - B / 84
- Council tax band - F
- Driveway parking
- Barn conversion

A versatile barn conversion of 2366 sqft / 219 sqm, built by local developers Lowden Construction in 2015, enjoying a peaceful position tucked away behind a private drive and generous garden.

The accommodation comprises an entrance lobby, leading to a wide hallway/morning room with French doors opening onto a terrace. The bespoke luxury kitchen is open-plan with a central island and a range of fitted units; Integrated Siemens appliances include a double oven, dishwasher, and induction hob with extractor over. There is also a freestanding American-style Siemens fridge/freezer and an integrated CDA wine cooler.

Additionally downstairs there is an open-plan dining/living area with wonderful exposed beams, a bright sitting room, and a double bedroom with an en-suite shower room. There is also a separate utility room with a worktop and sink, fitted units, and space for additional appliances.

Upstairs are 4 double bedrooms, the principle bedroom benefitting from built-in cupboards and an en-suite shower room. The bathroom includes a separate shower and bath and all suites are complemented by underfloor heating, heated towel rails and natural stone tiling.



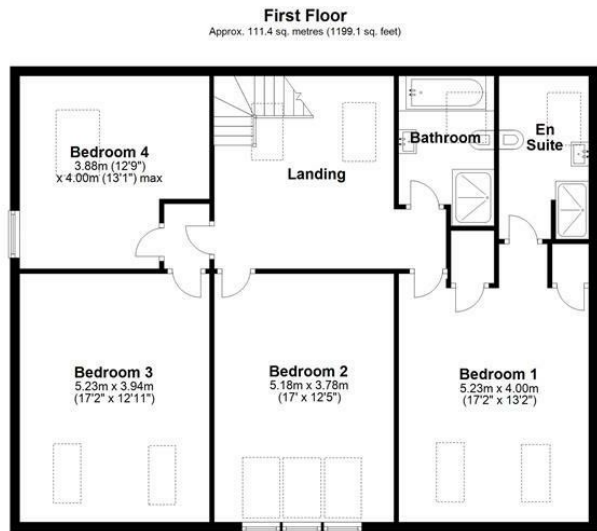
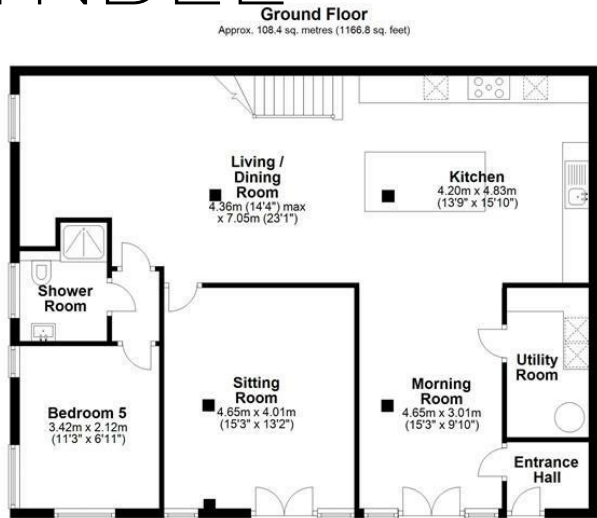


The front garden has a terrace and is principally laid to lawn, with mature hedgerows, finally there is parking for several cars through a private gate.

Haslingfield is a delightful community located about 4 miles south-west of the city boundary. It is far enough out that it feels like a village, but close enough to offer easy access to Cambridge, the A10 or the M11. For cyclists there is a network of bridleways and routes to Grantchester, Trumpington & Harston.

Within the village there is a pre-school and local primary school rated 'good' by Ofsted, there is also a post office and general store, and independent café. The thriving community has various sporting and social clubs, groups and societies. There is a village hall, excellent playground, recreation ground and separate skate park.



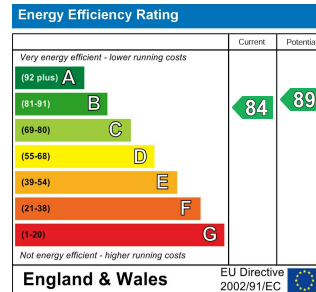


Total area: approx. 219.8 sq. metres (2366.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com