



Baldwins Close, Bourn Cambridge  
**£500,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Four Bedroom Detached Family Home
- Rarely Available
- Contemporary Log and Fuel-Burning Stove
- Double Garage and Private Driveway
- Desirable and Sought After Location
- Comberton School Catchment

This perfect family home offers well-balanced accommodation comprising four bedrooms, two reception rooms, and a fitted kitchen. Externally, the home benefits from a double-width garage, private driveway, and generous front and rear gardens, making it ideal for family living.

Bourn is a historic and highly regarded village located approximately 9 miles west of Cambridge, offering a peaceful rural setting while remaining well connected. The village boasts excellent local amenities including a shop, post office, café, butcher, church, doctor's surgery, historic windmill, a popular gastro-pub, and the award-winning Lalbagh Indian Restaurant. Educational facilities are exceptional, with an Ofsted "Outstanding"





rated primary school feeding into the equally highly regarded Comberton Village College and Sixth Form. Leisure facilities include the Cambridge Country Club, offering a golf course, gym, swimming pool, bar, and restaurant. Mainline rail services to London King's Cross (under one hour) are available from Royston or St Neots, both approximately 11 miles away.

### Accommodation

#### Entrance Hall

With under-stairs storage cupboard, stairs rising to the first floor, and doors leading to principal rooms.

#### Living Room

A bright and spacious dual-aspect room featuring a bay window to the front, additional window and single patio door to the rear, and a feature multi-fuel stove.

#### Kitchen

Fitted with a range of matching base and eye-level units with work surfaces over, a 1½ bowl stainless steel sink unit, and space for a dishwasher, washing machine, and fridge/freezer. Windows overlook the rear garden, with a door providing access to the driveway.

#### Dining Room

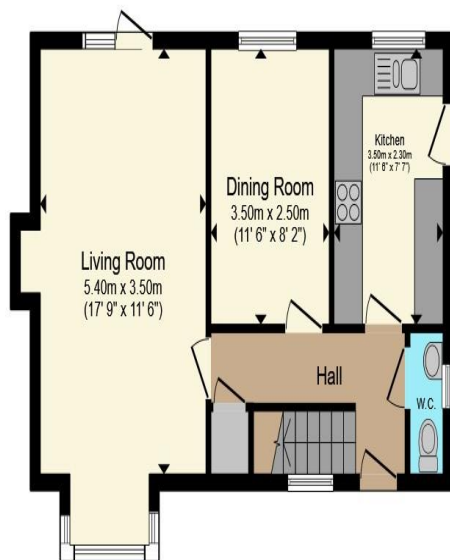
With window to the rear, ideal for family meals and entertaining.

#### Cloakroom

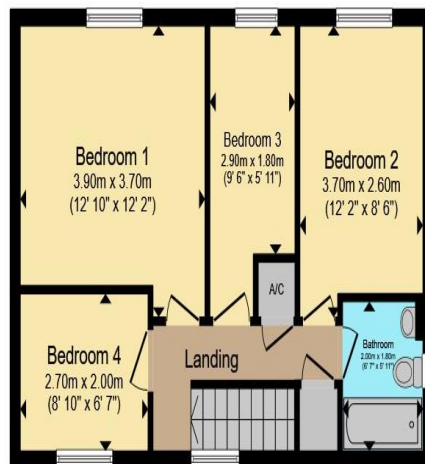
Fitted with a two-piece suite comprising a pedestal wash hand basin and close-coupled WC.

### First Floor

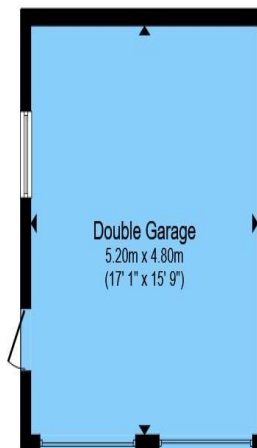




**Ground Floor**



**First Floor**



**Garage**

Total floor area 118.6 m<sup>2</sup> (1,277 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

Bedroom One  
Window to the rear.

Bedroom Two  
Window to the rear.

Bedroom Three  
Window to the rear.

Bedroom Four  
Window to the front.

Family Bathroom  
Fitted with a three-piece suite comprising a close-coupled WC, pedestal wash hand basin, and panelled bath with shower over and glass screen. Window to the front.

Outside  
Front Garden  
Laid mainly to lawn with mature trees providing a good degree of privacy. A paved pathway leads to the front entrance.

Rear Garden  
A well-proportioned rear garden, mainly laid to lawn, with a generous patio area ideal for outdoor dining. The garden is well stocked with mature trees, plants, and hedging, and benefits from side access to the driveway and a personal door into the garage.


Double Garage & Driveway  
Double-width garage with power and lighting, featuring two up-and-over doors. A private driveway is located to the front of the garage.

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204333 - 0001

