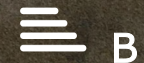




2 Kingston Barns, Bourn Road,  
Kingston, CB23 2NP

**Guide price £495,000**





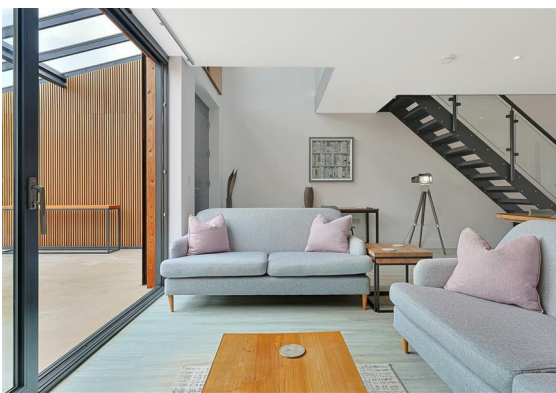
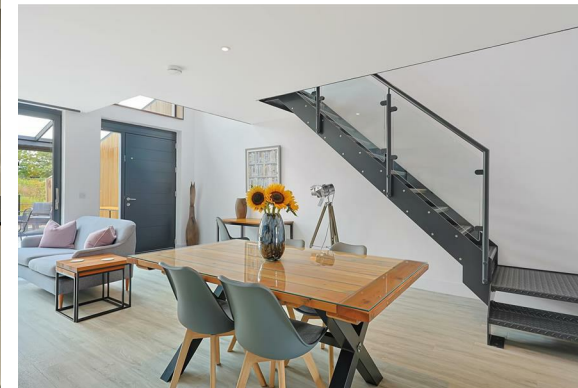
## 2 Kingston Barns, Bourn Road, Kingston.

- Large two bedroom barn conversion
- Energy rating B
- No chain
- Select, private, development

A beautiful barn conversion, meticulously extended and refurbished to provide 1,172sq. ft of accommodation, situated within communal grounds of 1.5 acres in an elevated position in a sought-after and picturesque village 8 miles from Cambridge and just 0.7 miles from Bourn Golf and Country Club.

This unusual and interesting barn forms part of a stylish and attractive development which seeks to provide a perfect blend of quality and space with the benefit of low maintenance and versatile layouts and grounds. As a result, it is perfect for those wanting a lock-up and leave or those looking to simplify their living without compromising on space and surroundings.

The accommodation boasts quality throughout and comprises a hallway with a useful utility room and a separate wet room. The main reception accommodation is open-plan and incorporates a well-appointed







kitchen with a host of integrated appliances, as well as an island and Corian worktops. The living area is spacious and bright due to the floor-to-ceiling windows and door that leads to the orangery which overlooks the private terrace and communal grounds beyond.

The steel and glass stairs lead to the first floor where there are two large bedrooms both of which have a beautifully appointed en-suite shower room.

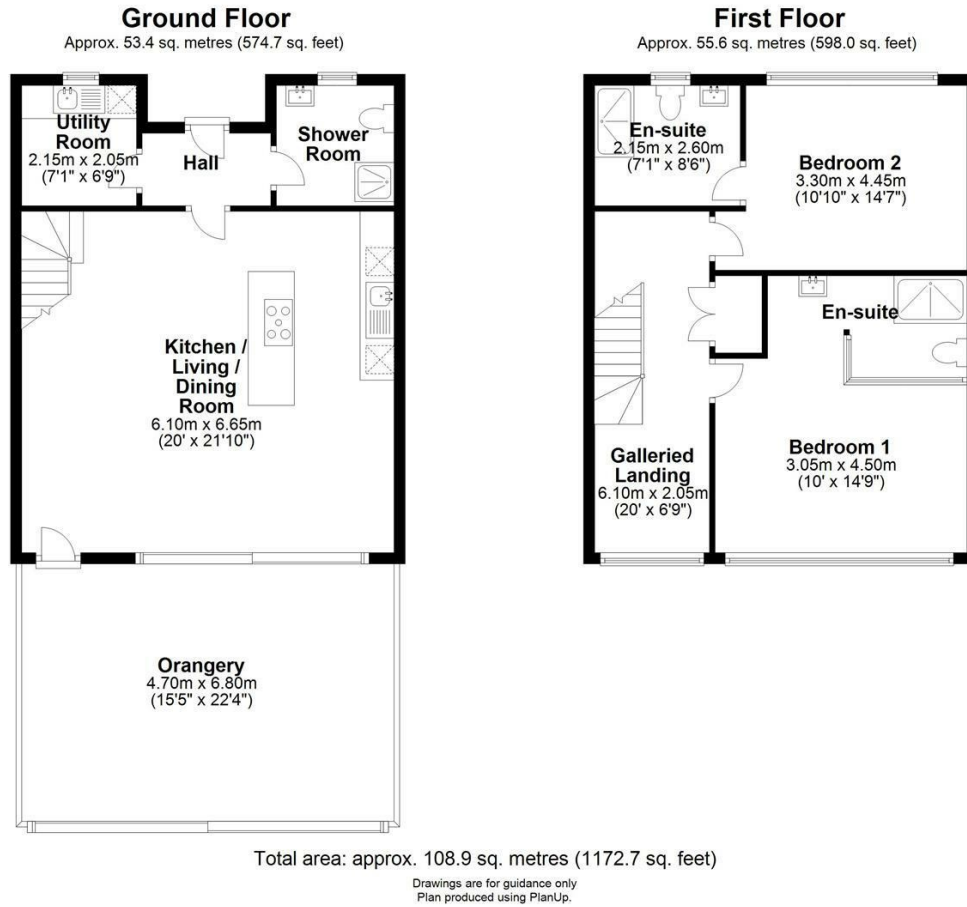
The house has an air source heat pump supplying underfloor heating and radiators, and excellent double glazing both of which help significantly towards efficiency and an energy rating of B.

The overall setting is fabulous, great care has gone into the design, layout, and landscaping of the communal grounds which extend to 1.5 acres. Kingston Barns are approached via secure electric gates and a long gravel driveway. The property has a private terrace adjoining the rear of the house but enjoys full access to the whole site. There is allocated parking and plenty of visitor parking.

SAT NAV: CB23 2NP. What3words: ///indicated.batches.puppets



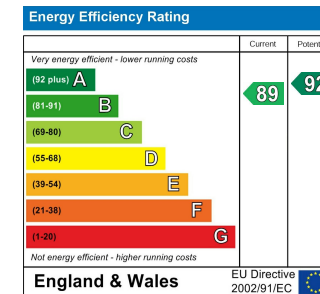
## Floor Plan



## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

Council tax band:

There is a management charge to cover external elements such as the grounds, gates, lighting, drainage etc. This is currently £1636.88 p.a.

The images used in this brochure are images from the development and may not relate to the specific plot referenced. 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.

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