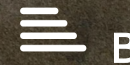




2 Kingston Barns Bourn Road  
Cambridge, CB23 2NP

**£1,750 Per month**



## 2 Kingston Barns

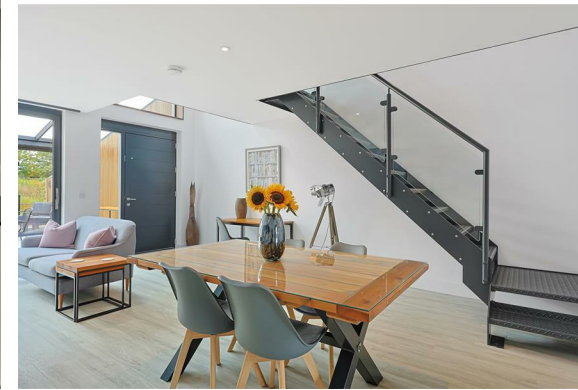
Kingston, CB23 2NP

- Large two bedroom barn conversion
- Furnished
- Available now
- 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.

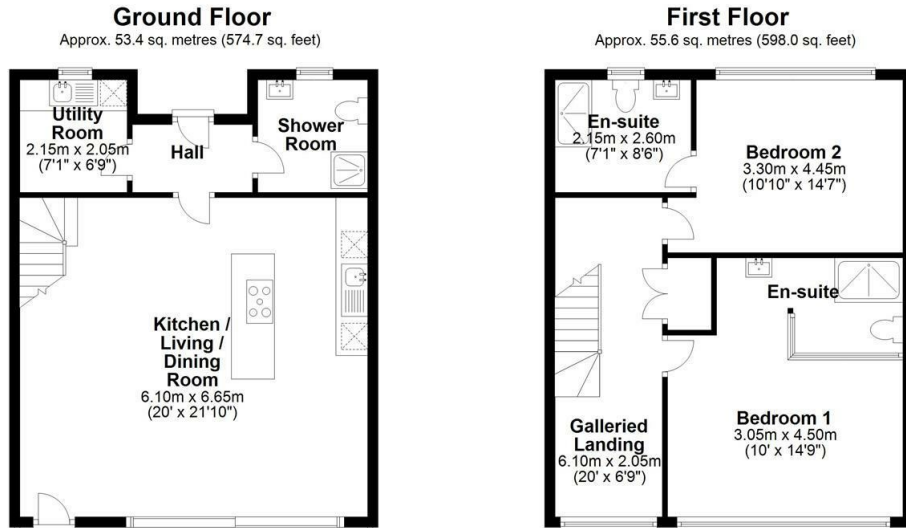
The overall setting is fabulous, great care has gone into the design, layout, and landscaping of the communal grounds which extend to 1.5 acres. Kingston Barns are approached via secure electric gates and a long gravel driveway. The property has a private terrace adjoining the rear of the house but enjoys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

Council tax: TBC EPC: B

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



## Floor Plan



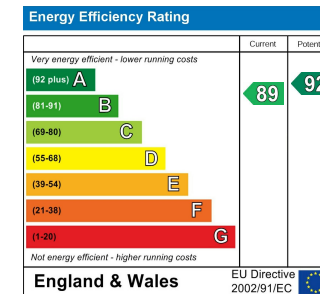
Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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.

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