



Bramley Barn, 69a Station Road, Over, CB24 5NL

Guide price £1,500,000





# Bramley Barn, Station Road, Over, CB24 5NL

- Large self contained annex
- EPC rating 91 - B
- Fabulous edge of village setting
- Almost 6,000 sq. ft
- Versatile and unique layout
- Bespoke design and build
- Swavesey Village College catchment

A significant, individual detached home of over 6000 sq. ft, beautifully appointed throughout, in a lovely, edge-of-village setting with manageable grounds of about 0.65 acres.

This modern bespoke build has been carefully designed and created to provide spacious, versatile family spaces, with an attention to detail and efficiency only found in the very best examples. The one-off design and unique nature of the home ensure that it will fulfil the demands of modern family life whilst affording the flexibility to accommodate a large or even multi-generational family.

The spectacular 540 sq. ft entrance hall has a glazed and vaulted ceiling with a striking staircase and a galleried landing. The kitchen/dining room is a focal point of the living space; it has been beautifully equipped and fitted with high-quality units, a fabulous central island, in-wall cabinetry, and stylish Dekton worktops with waterfall ends. Appliances are all integrated and include three ovens, warming drawers, a down-draft induction hob, a fridge freezer, a dishwasher and a boiling tap. Bifold doors, exposed brickwork and a part-vaulted ceiling complete what is a very striking and appealing space. There is a large, fully fitted utility room and walk-in pantry.

The reception accommodation includes a sitting room and garden room, both with bi-fold doors on two sides with electrically operated blinds, a vaulted ceiling with exposed steel beams, and wood-effect ceramic floor tiling. Both rooms overlook the garden in a southerly direction.

There is a cinema/TV room with shadow gap lighting and a picture window. There is also a large boot room complete with a dog wash and plant room, and a cloakroom and WC.

The ground floor bedroom accommodation includes three double rooms, all with en-suite facilities. A further family room with an adjoining bedroom and en-suite combines to create an annexe space perfect for a dependent relative or live-in nanny.

The first-floor accommodation includes a sitting room and a home office/study,



both of which have full-gable glazed windows overlooking the reception rooms. The principal bedroom suite with twin walk-in wardrobes and a luxury en-suite bathroom completes the accommodation.

The house is equipped with gas central heating supplying the underfloor heating throughout the building, double and triple-glazed aluminium windows, and air conditioning to the main living areas and bedrooms one and two. There are solar panels with battery storage, CCTV, a burglar alarm, and an EV charger.

The house is set well back from the road and approached via a shared private driveway leading to a large gravel parking area. Electric double gates lead to a double carport and adjoining workshop/store.

Timber gates from the driveway lead to the western side of the house via landscaped gardens to the rear, where there is a purpose-built gym, outdoor kitchen, dining area and a sunken terrace. The formal gardens are carefully laid out with an attractive mix of hard and soft landscaping, pathways, beds and planters. Beyond the formal gardens is a further area of garden planted to create an orchard and enclosed by post-and-rail fencing.



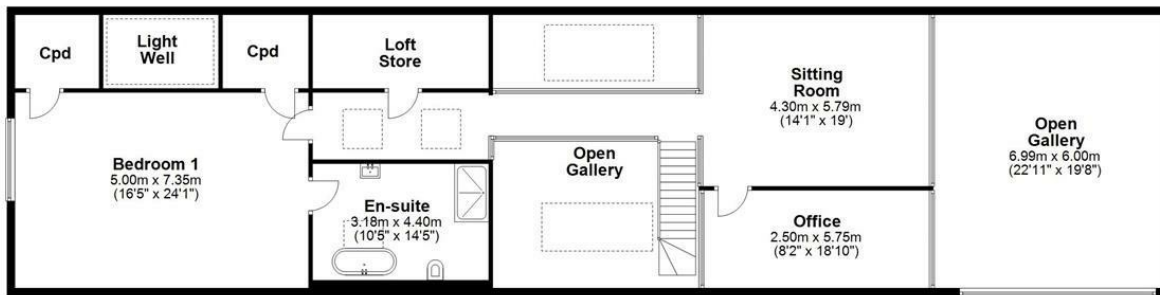


# Floor Plans

**Ground Floor**  
Approx. 413.9 sq. metres (4454.8 sq. feet)



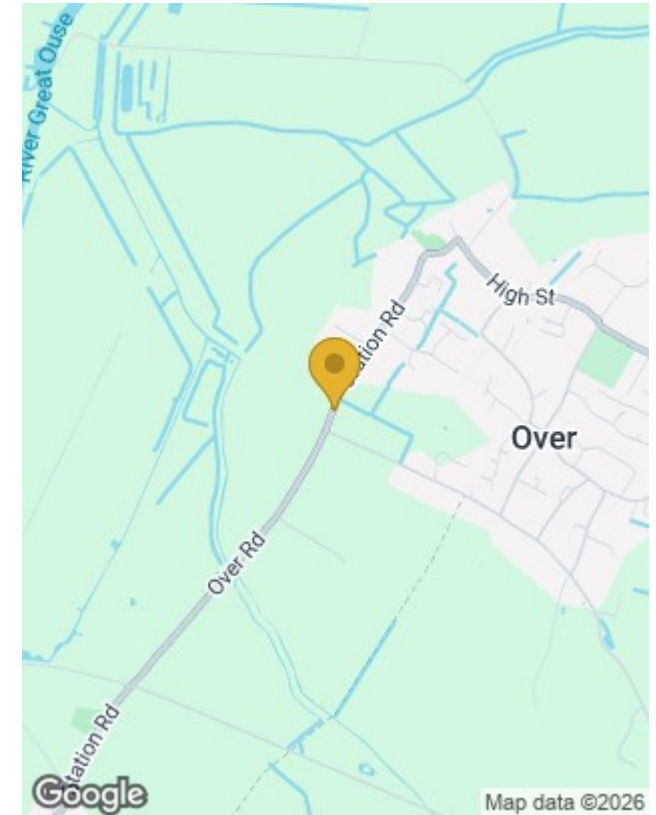
**First Floor**  
Approx. 129.6 sq. metres (1394.6 sq. feet)



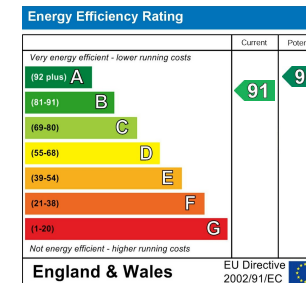
Total area: approx. 543.4 sq. metres (5849.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Location Map



# Energy Performance Graph



Tenure: Freehold  
Council tax band: G

Please contact our Gray & Toyne - 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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