



Grove Farm Barns Church Street
Cambridge, CB23 1JE

Guide price £795,000



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- 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 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.

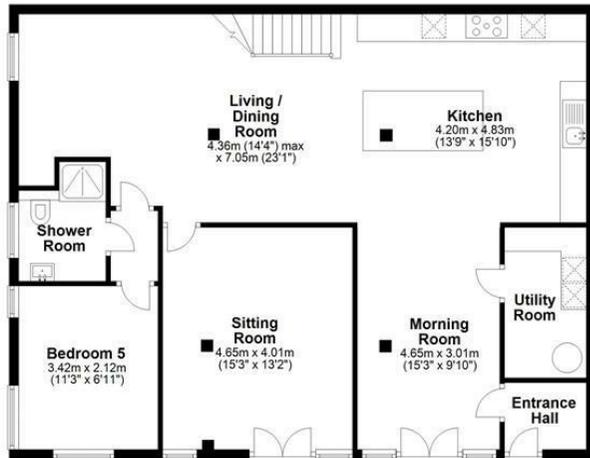
Haslingfield is a delightful community located about 4 miles south-west of the city. It is far enough out that it feels like a village, but close enough to offer easy access to Cambridge, the A10 or the M11. For cyclists there is a network of routes to Grantchester, Trumpington & Harston.

Within the village there is a pre-school and local primary school, 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.

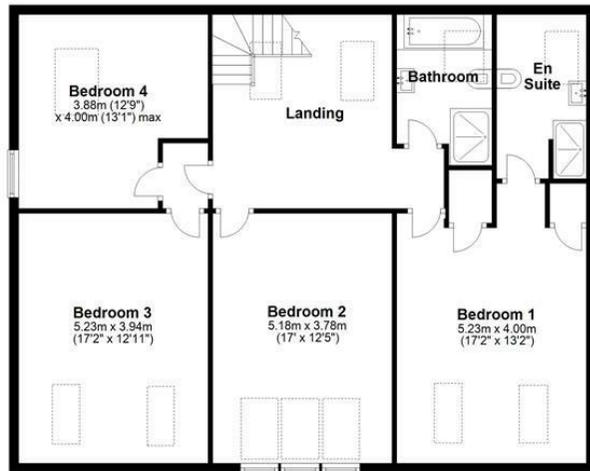
Agent note: This property has been virtually dressed.



Ground Floor
Approx. 108.4 sq. metres (1166.8 sq. feet)



First Floor
Approx. 111.4 sq. metres (1199.1 sq. feet)

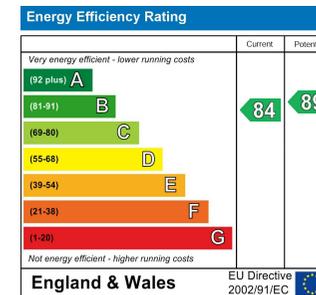


Total area: approx. 219.8 sq. metres (2366.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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