



Stocks Barn, Royston Lane
Comberton, CB23 7EE

Guide price £1,000,000

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- Wonderful barn conversion
- 4 bedrooms
- Secure, private courtyard
- Excellent location
- No chain

A quite beautiful and unique barn conversion of almost 2000 ft.² enjoying a discreet and private setting on the edge of the village overlooking the Church and within the catchment of Comberton Village College.

Designed and laid out around a large yet charming courtyard, this rather special family home includes flows off a long hallway with two French doors opening to the courtyard and further access to the rear terrace. The dining room has a wonderful vaulted ceiling, stripped wood flooring, double doors to the courtyard and a wood burner. Double doors lead through to the sitting room with a feature brick fireplace, charming arched window and double doors to the courtyard. The kitchen/breakfast room is extremely well appointed and has an oil-fired Aga, plenty of storage cupboards and quartz worktops. Off the kitchen is a useful utility room and pantry.

Originally four bedrooms, the current configuration includes a principal bedroom with double doors to the rear terrace and a





large window overlooking the courtyard, fitted wardrobes and an ensuite shower room. A door from the principal bedroom leads to a large dressing room (formerly bedroom four), with extensive fitted wardrobes. Bedroom two has double doors open to the rear terrace, fitted wardrobes, and an ensuite shower room. Bedroom three is also a nice-sized double room. The family bathroom is well-appointed and has a bath and a WC.

There is oil-fired central heating, with a new boiler installed in 2023.

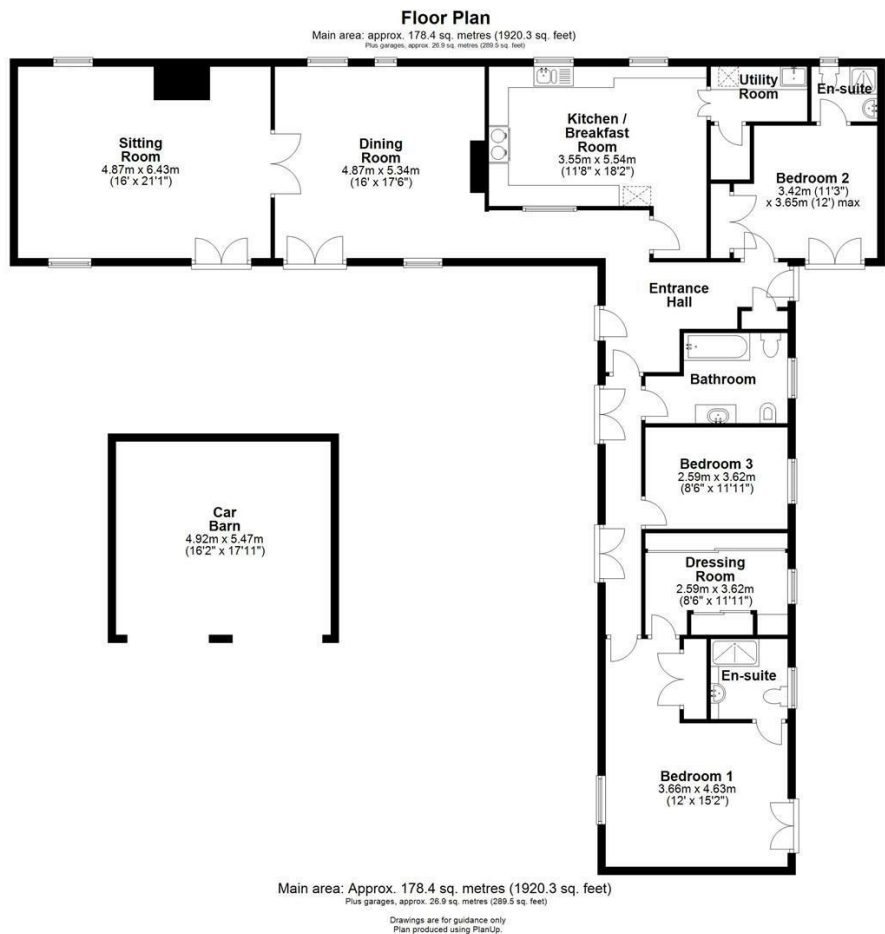
Approached via a private shared driveway, which also provides parking, there is a double cart lodge. The gardens are completely secure and accessed via a discreet door. The courtyard is surprisingly large and beautifully planted with a wide variety of mature shrubs and plants, and a stylish glazed veranda wraps around the property, providing a perfect canopy. The whole is enclosed by a high brick wall and offers excellent privacy.

What3words:///punters.hissing.trio

Agents note: The driveway and its cost of upkeep are shared equally with the four adjoining neighbours, as is the septic tank.



Floor Plan



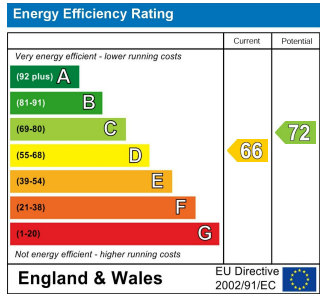
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: G

Area Map



Energy Efficiency Graph



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