GRAY TOYNBEE



3 Kingston Barns Bourn Road

Cambridge, CB23 2NP

Guide price £425,000

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3 Kingston Barns Bourn
Cambridge, CB23 2NP

- Air source heat pump
- Set in communal grounds with panoramic views
- Select development with a strong sense of community
- Annual Management Charge of £1,636.88 for the upkeep of communal areas.
- Residents and visitors parking
- 1172 sqft / 108 sqm

A quite special barn conversion of 1172 sqft / 108 sqm, set in communal grounds of 1.5 acres with panoramic views, 8 miles from Cambridge & less than 1 mile from Bourn and its range of amenities

This unique barn forms part of a stylish and friendly development which seeks to provide a perfect blend of quality and space with the benefit of low maintenance and versatile layouts and grounds. It is perfect for those looking for peace, a community feel and to simplify their living without compromising on space and surroundings.

The accommodation comprises a hallway with a useful utility room and a separate wet room, ideal for guests. 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 south-facing orangery which overlooks a 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 beautifully appointed en-suite shower rooms. 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.

Kingston is a small picturesque village with an active community centre. Nearby, Bourn has a doctors surgery, pub and cafe with hourly buses to Cambridge City.

Great care has gone into the design, layout, and landscaping of the 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.

The quality, space and tranquil setting of this unique home demands an early viewing.

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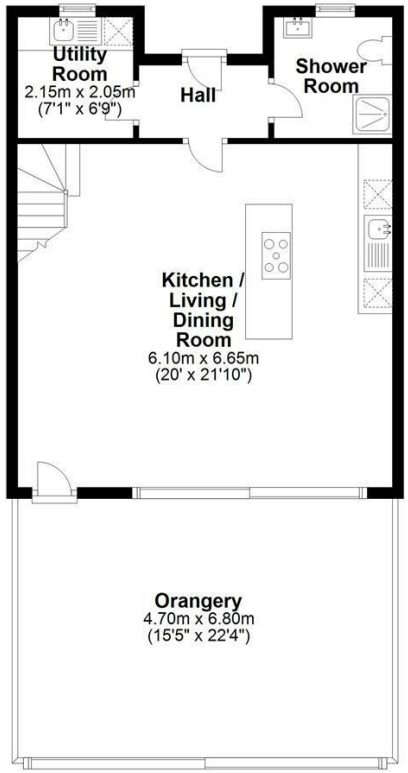




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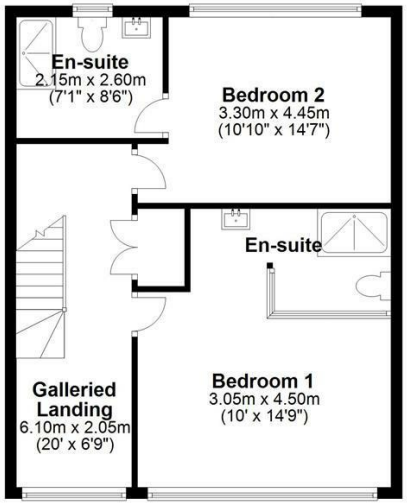
Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.0 sq. feet)

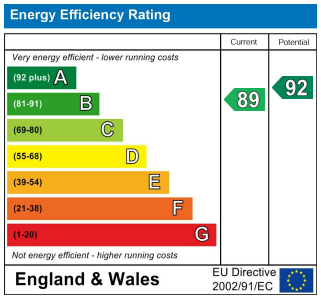


Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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