



BROWN & CO

22 BOURN ROAD, CAXTON



-22 BOURN ROAD-

Caxton | Cambridgeshire | CB23 3PP

Stunning architect-designed five-bedroom detached home in Caxton, featuring an open-plan kitchen/day room, air source heat pump, underfloor heating, and landscaped south-facing garden with countryside views.

Property Highlights

- 6 years remaining on ICW Structural Warranty - Underfloor heating throughout the ground floor - Attractive countryside views to the rear - Remarkable open plan kitchen diner day room
- Landscaped south facing rear garden - Air source heat pump

House

Ground Floor: Entrance Hallway - Dining/day room - Kitchen area - Snug - Study - Guest Cloakroom - Utility room - Double garage

First Floor: Landing - Principal bedroom - En-suite bathroom - Bedroom two - En-suite shower room - Bedroom three - Bedroom four - Bedroom five - Family shower-room

Total: 2,217 sq. ft. (205.96 sq. m)



DETAILED DESCRIPTION

A truly outstanding and individually designed detached residence, this impressive home was carefully conceived by the current owners and completed to exacting standards in 2021. Architecturally unique, the property combines contemporary design with practical family living, offering generous and versatile accommodation arranged over two spacious floors.

Occupying an elevated position, the house enjoys panoramic views over the surrounding countryside, creating a sense of space and tranquillity that is rarely found. The layout has been thoughtfully planned to maximise natural light and the stunning outlook, while ensuring a seamless flow between living spaces, ideal for both everyday life and entertaining.

This exceptional residence presents a rare opportunity to acquire a modern, architect-designed home in a peaceful and desirable setting, combining rural charm with high-quality contemporary living.

The property is approached via a mature hedgerow boundary with direct access from Bourn Road. A post and rail gate, mounted on brick piers, opens onto a generous gravel driveway providing ample off-road parking and access to the main entrance and integral double garage. The front garden features a well-maintained lawn, established shrubs, a decorative gravel-planted border, and a paved pathway leading to the rear of the property.

The south-facing rear garden has been carefully landscaped to take full advantage of the open views across the surrounding fields, creating a private and peaceful outdoor setting. The garden includes a well-kept lawn, a variety of shrubs and planting, a composite decked seating area, and an additional paved patio, ideal for outdoor dining or entertaining. Practical features include external lighting, power points, and a water tap.

LOCATION

Caxton is a historic village situated in South Cambridgeshire, offering a peaceful rural environment with excellent transport connections. Located just off the A1198 and close to the A428, the village provides convenient access to Cambridge (approximately 10 miles to the east) and St Neots to the west, both of which offer extensive employment, education, and transport links. The A1198 also connects south to Royston (approximately 9 miles), which offers a wide range of shops, services, and a mainline railway station with fast and frequent services to London King's Cross.

Approximately 3 miles from Caxton, Cambourne serves as a local centre with a comprehensive range of amenities including supermarkets, healthcare facilities, schools, and leisure provision. The village is also well positioned for access to the wider regional road network, including the M11, A14, and A1, making it a practical location for commuters and those requiring regular travel across the region.

Despite its rural setting, Caxton benefits from proximity to key infrastructure and local services, while maintaining the character and quiet of a small village. This balance of connectivity and environment makes it a desirable location for both families and professionals seeking access to Cambridge and the surrounding area.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, window to the side aspect, Karndeian wood effect flooring, oak staircase to the first floor, steps down to the open plan kitchen dining/ day room, door to guest cloakroom and door to utility room.

DINING/DAY ROOM

With three bifold doors opening to the garden, Karndeian wood effect flooring, brick slip feature wall, door to the study, door to snug, open to kitchen area

KITCHEN AREA

With part vaulted ceiling featuring a large skylight window over, window to the front aspect, bespoke fitted contemporary kitchen with a range of eye and base level units finished encased in a gold brushed steel, glass counter with undermounted sink with gold brushed steel mixed tap over, Neff integrated appliances include: inset four ring induction hob with extractor hood over, microwave oven, chest level fan oven with slide and hide door and warmer drawer below, dishwasher and fridge freezer, island with breakfast bar and integrated Caple wine fridge, Amtico tiled floor and bifold doors opening to the garden.

SNUG

With window to the front aspect, Karndeian wood effect flooring

STUDY

With window to the front aspect, Karndeian wood effect flooring

GUEST CLOAKROOM

With window to the front aspect, Rak suite comprising low level wc with hidden cistern and eco flush plate and wall mounted hand wash basin with mixer tap over, part tiled walls and Amtico tiled flooring.

UTILITY ROOM

With window to the rear aspect, range of matching eye and base level high gloss gold units, glass counter with undermounted butler sink with mixer tap over, space for washing machine and tumble dryer, large double cupboard housing hot water cylinder, Amtico tiled floor, door to the double garage

DOUBLE GARAGE

With door to the garden, light, power and electric vehicle charging point.



FIRST FLOOR

LANDING

With part vaulted ceiling with skylight over, oak flooring, sliding door to walk in wardrobe, doors to

PRINCIPAL BEDROOM

With window to the front and rear aspect, Karndeane wood effect flooring, sliding door to walk in wardrobe, door to

EN-SUITE BATHROOM

With window to the front aspect, contemporary Rak suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome tap over, freestanding bath with freestanding chrome mixed tap over with separate handheld shower head attachment and glass and chrome shower cubicle with sliding door and drencher head over, tiled walls, tiled floor, chrome heated towel rail, electric underfloor heating.

BEDROOM TWO

With window to the front aspect, Karndeane wood effect flooring, door to

EN-SUITE SHOWER ROOM

With window to the front aspect, contemporary suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome mixed tap over and large walk-in shower with drench head over, tiled walls, tiled floor, chrome heated towel rail, electric underfloor heating.

BEDROOM THREE

With window to the rear aspect, Karndeane wood effect flooring, loft access via hatch.

BEDROOM FOUR

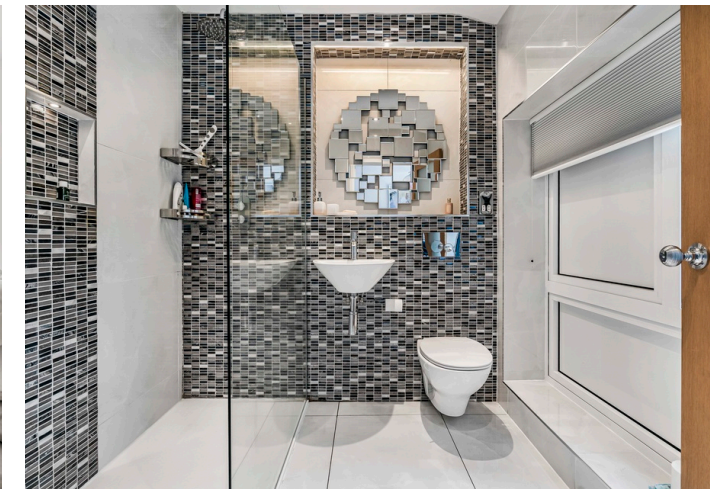
With window to the front aspect, Karndeane wood effect flooring.

BEDROOM FIVE

With window to the rear aspect, Karndeane wood effect flooring.

FAMILY SHOWER ROOM

With window to the side aspect, contemporary suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome mixed tap over and large walk-in shower with drench head over, tiled walls, tiled floor, electric underfloor heating.



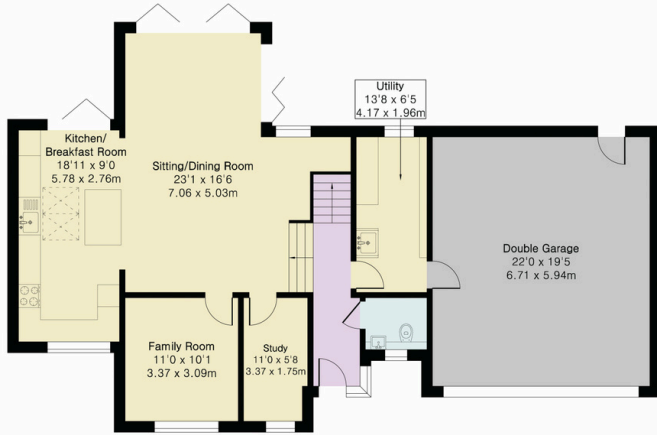


**Approximate Gross Internal Area 2217 sq ft - 206 sq m
(Excluding Garage)**

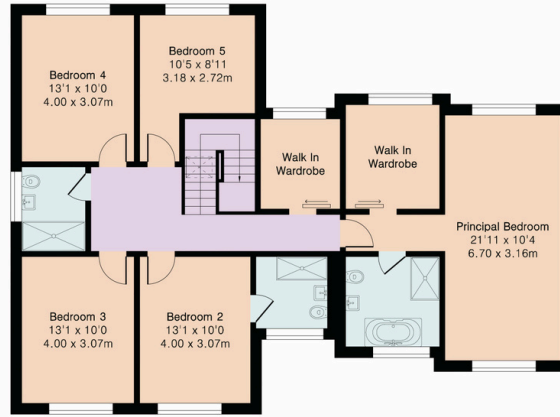
Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 1294 sq ft – 120 sq m

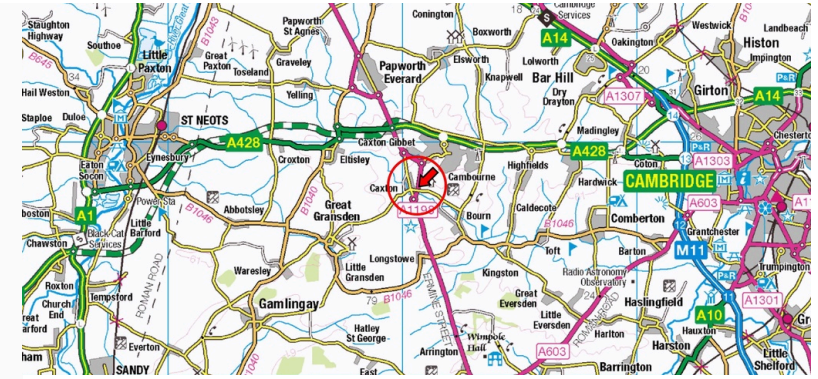
Garage Area 431 sq ft – 40 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: Mains water and electricity is connected.

Council Tax Band: G

EPC: B

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB452060. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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