



North End, Bassingbourn, SG8 5NX

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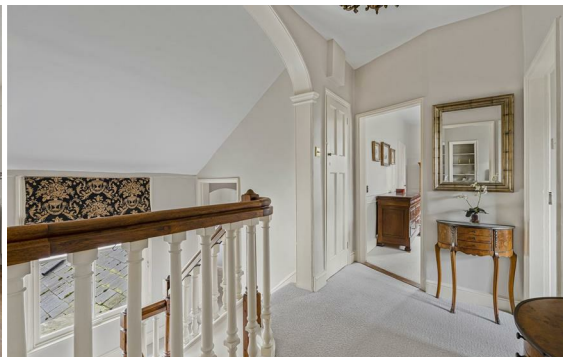
- Detached Grade II Listed Residence
- Four Bedrooms
- Four Reception Rooms
- Open Plan Kitchen/Dining Room
- Principal Bedroom With En-Suite
- Large Rear Garden
- Swimming Pool
- Chain Free

A rare opportunity to acquire this striking late Georgian/early Victorian residence, offering a generous expanse of well-proportioned accommodation combined with an abundance of character features throughout. Highlights include an atmospheric wood-panelled entrance hall, all set within a mature and private plot incorporating a swimming pool. The property is peacefully positioned within a well-served and highly sought-after village, benefiting from excellent connections to Cambridge and London.

4 2 3

Guide Price £1,100,000





LOCATION

Turnstile House is a handsome Georgian residence of considerable character, offering light-filled and generously proportioned accommodation typical of the period, complemented by a wealth of retained original features. Set within a mature and private plot, the property benefits from landscaped gardens, multiple outdoor seating areas, and an outdoor swimming pool, providing an excellent balance between elegant historic architecture and modern family living. Its position overlooking the village green and within walking distance of local amenities further enhances its appeal. The property is situated in the highly regarded village of Bassingbourn, which offers an excellent range of amenities including well-regarded primary and secondary schools, local shops, cafés, pubs, medical facilities, sports and recreational grounds, and a strong sense of community centred around the village green and hall. The village is surrounded by attractive countryside, ideal for walking and outdoor pursuits. Bassingbourn is well connected, with the nearby town of Royston providing fast and frequent rail services to Cambridge, London King's Cross–St Pancras, and beyond. Cambridge city centre is approximately 30 minutes by car, and there is convenient access to major road networks including the A1(M), M11, and A14, as well as regular bus services to Cambridge and Royston.

ORIGINAL PANELLED ENTRANCE DOOR

with peephole leading through into:

ENTRANCE HALL

with wealth of panelling, picture light above, tiled flooring, exposed brickwork, stairs rising to first-floor accommodation, radiator, wall-mounted lighting and panelled door leading through into:

CLOAKROOM

comprising a two-piece suite with low-level w.c. with hand flush, wash-hand basin with hot and cold mixer tap, wall-mounted lighting, radiator, tiled flooring, window to side aspect.

SITTING ROOM

with high ceilings, painted timber beams, exposed timber flooring, large open fireplace with brick surround and hearth, large wooden painted mantel, further wood panelling across the room, windows to front and side aspect.

DRAWING ROOM

with high ceilings, moulded cornicing, feature open fireplace with brick surround, wooden mantel, double panelled radiator, wall-mounted lighting, window to front aspect.

UTILITY

with wash hand basin with separate hot and cold taps, tiled splashbacks, space and plumbing for washer and dryer, additional fridge/freezer, wealth of full height built-in storage cupboards fitted with shelving, base mounted Worcester boiler providing hot water and heating for the property, radiator, tiled flooring, windows to side and rear aspect.

KITCHEN

A traditional Shaker style kitchen with stone work surfaces, inset stainless steel sink with hot and cold mixer tap, integrated Belling double oven, inset induction hob, extractor fan, adjacent inset fire, space and plumbing for dishwasher, continuation of work surface forms a breakfast bar wrapping around the peninsula of the kitchen units, further additional wall and base mounted storage cupboards, large pantry store, tiled flooring, radiator, exposed beams, inset LED downlighters, window to side aspect and opening through into:

DINING ROOM

with continuation of tiled flooring from the kitchen, radiator, double-glazed windows floor to ceiling and set of French doors leading out onto garden.

FAMILY ROOM

with engineered oak flooring, wealth of exposed timber beams, wall-mounted lighting, wood burning stove, open brick surround, former bread oven adjacent, tiled hearth, radiator, sealed glazed windows to both side and rear aspect, two sets of French doors leading to the garden.

ON THE FIRST FLOOR**SPLIT LEVEL LANDING**

accessed via split-level staircase, airing cupboard housing hot water cylinder with fitted timber shelving, sash window to rear aspect, panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with high ceilings, radiator, windows to both front and side aspect overlooking the central green and panelled door leading through into:

ENSUITE

comprising a three-piece suite with combined shower and bath with panelled bath, hot and cold taps, wall-mounted shower head with glazed shower panel, low-level w.c. with concealed dual hand flush, wash-hand basin with hot and cold mixer tap, tiled flooring, mirror wall, exposed timber beams, exposed brickwork, LED downlighters, radiator, window to side aspect.

BEDROOM 2

with fitted shelving in recess of chimney breast, radiator, window to front aspect.

BEDROOM 3

with loft access, radiator, window to front aspect.

SHOWER ROOM

comprising a three-piece suite with large walk-in shower,

wall-mounted shower head, additional shower head with large glazed partition, low-level w.c. with hand flush, wash-hand basin with separate hot and cold taps, tiled surround, wall-mounted mirror, exposed timber beams, heated towel rail, wood-effect flooring, windows to rear aspect.

BEDROOM 4

with built-in wardrobes fitted with railings and shelving, LED downlighters, radiator, panelled windows to side and rear aspect, staircase rising to:

PLAY ROOM/SNUG

With inset LED downlighters, radiator and window overlooking garden.

OUTSIDE

To the front, the property is approached from Bassingbourn High Street via a small tarmac drive, passing the village green and adjacent war memorial, and leading onto a gravelled driveway providing off-road parking for multiple vehicles. The frontage is attractively enclosed by mature hedging. A side entrance porch, featuring a panelled door and fitted benches to either side, provides access into the side entrance hall and kitchen.

To the rear lies an extensive and mature garden, predominantly laid to lawn. A paved terrace, positioned directly off the rear of the property, provides an ideal space for outdoor dining and entertaining. From here, a central paved pathway runs the length of the garden, bordered by well-stocked beds featuring a variety of mature shrubs and trees, including a striking centrally positioned birch. The garden is enclosed by a brick wall and benefits from a side access gate leading back to the driveway.

Towards the far end of the garden is an outdoor swimming pool, surrounded by paved areas and with steps leading into the shallow end. Beyond the pool is a pool house offering open storage and changing facilities, a pergola area with lighting, and a dedicated plant room. A separate building houses the pool filtration equipment and boiler, with an additional timber storage shed completing the outdoor amenities.





Guide Price £1,100,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire
District Council



**Approximate Gross Internal Area 3003 sq ft - 279 sq m
(Excluding Outbuilding)**

Ground Floor Area 1916 sq ft - 178 sq m

First Floor Area 939 sq ft - 87 sq m

Second Floor Area 148 sq ft - 14 sq m

Outbuilding Area 140 sq ft - 13 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

