



Taylors Close, Caxton, CB23 3BA

CHEFFINS

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Caxton,
CB23 3BA

A most stylish and attractive detached home of exceptional quality, part of which was originally a former barn which has been converted and extended and is now a stunning country property which is very much in the style of a new build home which provides exceptionally well proportioned and versatile living accommodation together with its own unique ambience. Many special features of the highest quality have been incorporated throughout the property including stylish natural wood style flooring with underfloor heating on the ground floor and Panasonic air source heat pump. The property also has the benefit of a generous landscaped plot together with extensive courtyard style parking and a detached garage, open bay cart lodge and store.

4 4 2

Guide Price £1,200,000





LOCATION

The property occupies a delightful and tranquil village position with views over adjoining paddocks and farmland and just off a lane towards the edge of this sought after South Cambridgeshire village. Caxton is conveniently placed about 12 miles west of the university City of Cambridge and is so well placed for access to major routes including the A428, M11 and A14. The village offers a useful range of local amenities and is also conveniently placed for the larger villages of Bourn and Cambourne.

FULL SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR
leading to:

RECEPTION HALL AREA
with Karndean van Gough LVT flooring and opening to:

PRINCIPAL RECEPTION ROOM

A stunning open plan living space with large sealed unit double glazed picture window enjoying an attractive vista over adjoining grassland, woodland and views down the lane towards the village. Karndean van Gough LVT flooring, built-in storage cupboard understairs which also houses the underfloor heating controls and staircase leading to first floor, door off to:

INNER LOBBY

with fitted seat which also houses a water softener and door leading through to:

CLOAKROOM

with low level w.c., vanity style unit with wash hand basin set on a worktop plinth, mixer taps, tiled shelf, part tiled walls and ceramic tiled floor, wall mounted mirror with light, sealed unit double glazed window with frosted glass to side aspect.

STUDY

with Karndean van Gough LVT flooring and sealed unit double glazed window to side aspect.

PAIR OF FULL HEIGHT SEALED UNIT DOUBLE GLAZED DOOR
leading through to:

KITCHEN/BREAKFAST/FAMILY ROOM

A wonderful and atmospheric open plan living space incorporating a luxuriously appointed kitchen, designed by Messrs Nicholas Hythe of St Ives using premium British bespoke furniture units painted in Reed green with curved corner features and natural oak integrated handles to match the flooring, with inset one and a half bowl sink unit with undermounted tristone sink and drainer grooves and soft close cupboards below, extensive fitted tristone natural pearl solid work surfaces with matching splashbacks and bifolding wall storage cupboards above, integrated Neff dishwasher, pull-out bin cupboards and a large central island with an integrated 4 point induction hob with contemporary style central extractor, extensive worktops with cupboards and drawers below, fitted breakfast bar, further built-in cupboards beneath and a champagne fridge, further fitted wall units at the far end of the kitchen incorporating a refrigerator and freezer, integrated Neff oven and grill and a large shelved double larder to side, feature design wall with shelf, drawers beneath and space for a large wall mounted t.v. There is Karndean van Gough LVT flooring and feature large sealed unit double glazed picture window overlooking

the gardens and adjoining paddocks and farmland. Feature sealed unit double glazed full height bi-folding doors leading to a large paved terrace and gardens.

UTILITY ROOM

Matching the kitchen design and finishes, with inset sink unit with mixer taps, cupboards beneath, worktop to side with further cupboards beneath, fitted shelf above, space for upright fridge/freezer, upright shelved storage cupboard to side, sealed unit double glazed windows to side aspect overlooking the gardens and adjoining paddocks.

BEDROOM 4

with sealed unit double glazed windows to side and rear aspect overlooking the gardens and adjoining paddocks, part glazed door to:

LUXURIOUSLY APPOINTED ENSUITE SHOWER ROOM

with walk-in shower with high quality Hans Grohe design fittings including large fixed head high level shower unit and hand held shower, high quality Duravit vanity style unit with wash hand basin with soft closing drawers beneath and Hans Grohe mixer taps, low level w.c., feature ceramic tiled walls and flooring and a vertical wall mounted heated towel rail.

BESPOKE OAK STAIRCASE WITH GLASS BALUSTRADING
leading up to:

FIRST FLOOR

LANDING

with feature high semi-vaulted ceiling with two sealed unit double glazed Velux windows, contemporary style radiator, built-in airing cupboard housing slatted shelving and hot water cylinder and controls. Door to:

PRINCIPAL SUITE

comprises a generous double bedroom with sealed unit double glazed windows to side aspect overlooking the gardens and adjoining paddocks, three large sealed unit double glazed windows to rear aspect which also overlooks adjoining paddocks and farmland, high semi-vaulted ceiling. Opening from main bedroom area to a further area which would be utilised as a dressing room with contemporary style radiator, Zenith carpets with rich step underlay and door off to:

LUXURIOUSLY APPOINTED ENSUITE SHOWER ROOM

with walk-in shower area with large fixed head shower unit and handheld shower, vanity style unit with twin wash hand basins, mixer taps, soft closing drawers beneath, low level w.c., ceramic tiled flooring, ceramic tiled walls, wall mounted towel rail/radiator, sealed unit double glazed Velux window with views over the gardens.

BEDROOM 2

with high semi-vaulted ceiling and large sealed unit double glazed window to side aspect, and large sealed unit double glazed Velux window overlooking the gardens and adjoining paddocks, built-in shelved airing cupboard with hot water cylinder, slatted shelf to side, Zenith carpets with rich step underlay and door to:

ENSUITE SHOWER ROOM

with luxuriously appointed walk-in shower with fixed head shower unit above and a handheld shower unit, vanity style unit with wash hand basin and soft closing drawers beneath, wall cabinet above with mirror doors, low level w.c., heated towel rail and ceramic tiled flooring and walls.

BEDROOM 3

with sealed unit double glazed windows and sealed unit double glazed Velux window to rear aspect with views over the garden and adjoining paddocks and farmland, contemporary style radiator, high semi-vaulted ceiling, Zenith carpets with rich step underlay, door to:

ENSUITE BATHROOM

luxuriously appointed ensuite bathroom with inset bath with shower attachment and mixer tap, ceramic tiling to side, vanity style unit with wash hand basin, mixer taps and drawers beneath, recess with fitted glazed shelving, wall mounted towel rail/radiator, ceramic tiled floor, extractor fan, and wall mounted cabinet with mirror fronted doors.

OUTSIDE

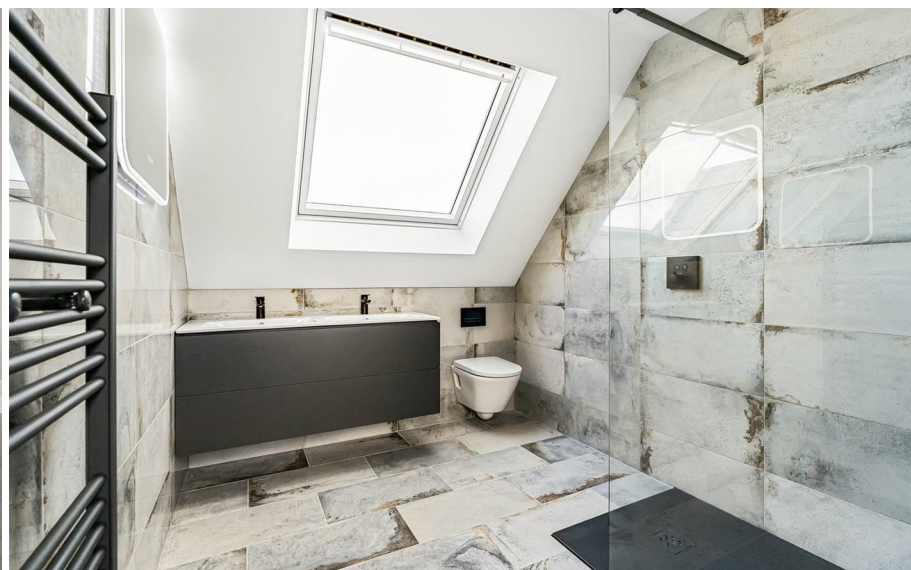
To the front of the property there is a 5-bar gate electronically operated which gives access to the main gardens and a long pebblestone driveway, with discreet lighting and day/night sensors, which in turn leads to a parking/turning area and a further courtyard style parking area adjacent to which is a DETACHED OUTBUILDING with access leading to a large open bay cart lodge with light and power. A pair of solid wooden doors give access to a further potential garage area and large store with light and power, sealed unit double glazed window to side aspect and to the other side of the property there is a further large storage area for storing garden equipment etc with high semi-vaulted ceiling, light and power, sealed unit double glazed window and a pair of wooden doors to side aspect.

The principal gardens have been prepared and seeded for lawn and there is a great variety of young shrubs, bushes, young trees and hedgerow which have been planted as part of the landscaping. Immediately to the rear of the property there is a large paved terrace and pathways which link to the outbuilding and garage.

AGENTS NOTE

Tenure - Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,200,000
 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - South Cambridgeshire
 District Council



**Approximate Gross Internal Area 2901 sq ft - 270 sq m
(Excluding Garage)**

Ground Floor Area 1505 sq ft – 140 sq m

First Floor Area 1396 sq ft – 130 sq m

Garage Area 345 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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