

The Old Farmhouse

51 Caxton End, Bourn, Cambridge, CB23 2SS



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A magnificent red brick former farmhouse, meticulously renovated to an exceptional standard. Spanning an impressive 3,500 sq. ft., this substantial detached residence perfectly blends heritage charm with high-end contemporary living. A grand, double-height reception hall that sets a tone of scale and sophistication. At the heart of the home lies a stunning farmhouse-style kitchen, supported by a traditional scullery and boot room. With four versatile reception rooms, the layout offers effortless flow for both grand entertaining and intimate family life. Upstairs, a galleried landing leads to a palatial principal suite and three further generous double bedrooms.

Set within exquisite landscaped gardens, the exterior is a private sanctuary featuring an enclosed wildlife pond and far-reaching views over adjoining farmland. The property boasts triple garaging and a substantial workshop/store, offering prime conversion potential for a home office or annex (STP). Perfectly positioned on a picturesque village lane, this home offers an idyllic rural lifestyle within one of the region's most sought-after, well-served villages.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION

Bourn is a delightful village located just 8 miles west of Cambridge and is well placed for major routes including the A428 and M11. The village itself has a range of local amenities including a local pub with Thai restaurant, The Bangladeshi (award winning) restaurant, The Stove café doctors' surgery, nursery and primary school, Bourn County Club, church, farm shop selling local produce and post office and it benefits from being within the Comberton College catchment for secondary schooling.

PANELLED AND DOUBLE GLAZED ENTRANCE DOOR

With tiled entrance canopy with outside lamp leading into:

RECEPTION HALLWAY

With staircase rising to the galleried landing with natural timber handrail and newel post with painted spindles, painted panelling to dado rail, open fireplace (presently sealed) with wooden mantel and surround and brick hearth, gallery feature two storey full height vaulted ceiling above with rooflights.

CLOAKROOM

With white suite comprising low level w.c., and pedestal wash hand basin, painted panelling, heated towel rail/radiator, tiled floor, moulded corning, double glazed frosted window to the side.

DRAWING ROOM

With moulded corning, moulded ceiling rose, feature fireplace with decorative tiled slips, slate hearth, wooden mantel and surround fitted with log burning stove, double glazed sash window to the front, double glazed sliding casement to the side and twin double glazed doors leading out to the rear verandah.

DINING ROOM

Moulded corning, moulded ceiling rose, fireplace with log burning stove, wooden mantel and surround, brick hearth, double glazed sash windows to the front and side.









SITTING ROOM/STUDY

Ceiling with exposed timbers, fitted desk with shelving and cupboards, brick flooring, double glazed window to the front and double glazed sash window to the rear.

KITCHEN/BREAKFAST ROOM

Fitted with a generous range of storage cabinets and drawers with double bowl Belfast sink unit with mixer tap, granite working surfaces and electric Aga fitted into chimney breast incorporating extractor, moulded corning, tiled floor, double glazed sash window and double glazed door to rear verandah.

FAMILY ROOM

Double glazed windows to four aspects enjoying views of the garden with two pairs of double glazed doors, tiled floor, vaulted ceiling.

UTILITY ROOM/SCULLERY

Just off kitchen, single drainer sink unit, storage cupboards, tiled floor, double glazed sash window.

BOOT ROOM

Boulter oil fired boiler providing underfloor heating and hot water, water softener, basin with tiling to splashbacks, pressurised hot water cylinder, coats cupboard with shelving and hanging rail, panelled and double glazed door leading out to the side.



ON THE FIRST FLOOR

GALLERIED LANDING

Full height vaulted ceiling with rooflights, linen cupboard with slatted shelving, underfloor heating controls, painted panelling to dado rail, moulded corning, access to loft space, double glazed sash window to the front.

PRINCIPAL BEDROOM SUITE

Comprising Bedroom with full height vaulted ceiling, exposed timbers, double glazed sash windows to three aspects.

DRESSING ROOM

Roof lantern, fitted shelving and hanging rail, ceiling with downlighters.

ENSUITE

With four piece suite comprising panelled bath, mixer tap, low level w.c., wash hand basin, tiled shower cubicle with glazed sliding door, heated towel rail/radiator, tiled walls, double glazed and frosted casement window.

BEDROOM 2

Coved ceiling, cast iron fireplace with wooden mantel and surround, double glazed sash windows to front and side.

ENSUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail/radiator, inset downlighters, extractor fan.

BEDROOM 3

Cast iron fireplace, wooden mantel and surround, moulded cornicing, double glazed sash window, sliding casement window.

BEDROOM 4

Moulded cornicing, double glazed sash windows.

FAMILY BATHROOM

Fitted with white suite comprising panelled bath with mixer/shower tap, low level w.c., pedestal wash hand basin, painted timber part panelling, heated towel rail/radiator, extractor fan, ceiling with inset downlighters, double glazed and frosted sliding casement window.









OUTSIDE

Private driveway to front of property with framed by cherry trees with gardens laid to lawn either side, tiled pathway to front door with stepped entrance, covered porchway, timber door with glazed panels and lantern porch light. driveway leads to electric wooden gates into private gravelled parking area with Triple Garage.



TRIPLE GARAGE with two open doorways with light and power, further workshop/store with underfloor heating, stairs rising to mezzanine storage and a w.c. with wash hand basin and w.c., power, lights and alarm system, security camera and electric car charging point.

Covered gated veranda to the side of the house, shrub borders, flagstone patio leading off family room, and shrubbed borders. The plot extends in all to about 2.5 acres including formal gardens and paddocks all enclosed by fencing and mature trees. Garden is mainly laid to lawn with gravelled pathway partly covered by pergola with climbing roses, enclosed wildlife pond with gated access surrounded by mature trees, allotment section with raised beds for planting, shed and greenhouse. Rear patio with compost bins, further access out onto paddock with tree lined border and further storage areas.

Centre piece of the garden is a brick walled circular bedded area planted with shrubs and also a summerhouse at the end of the garden.

Leading off boot room is a paved and gravelled area with mature shrub borders and access out onto Caxton End through the side gate.









MATERIAL INFORMATION

- Tenure – Freehold
- Council tax band – G
- Council – South Cambridgeshire
- Guide Price – £1,950,000

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

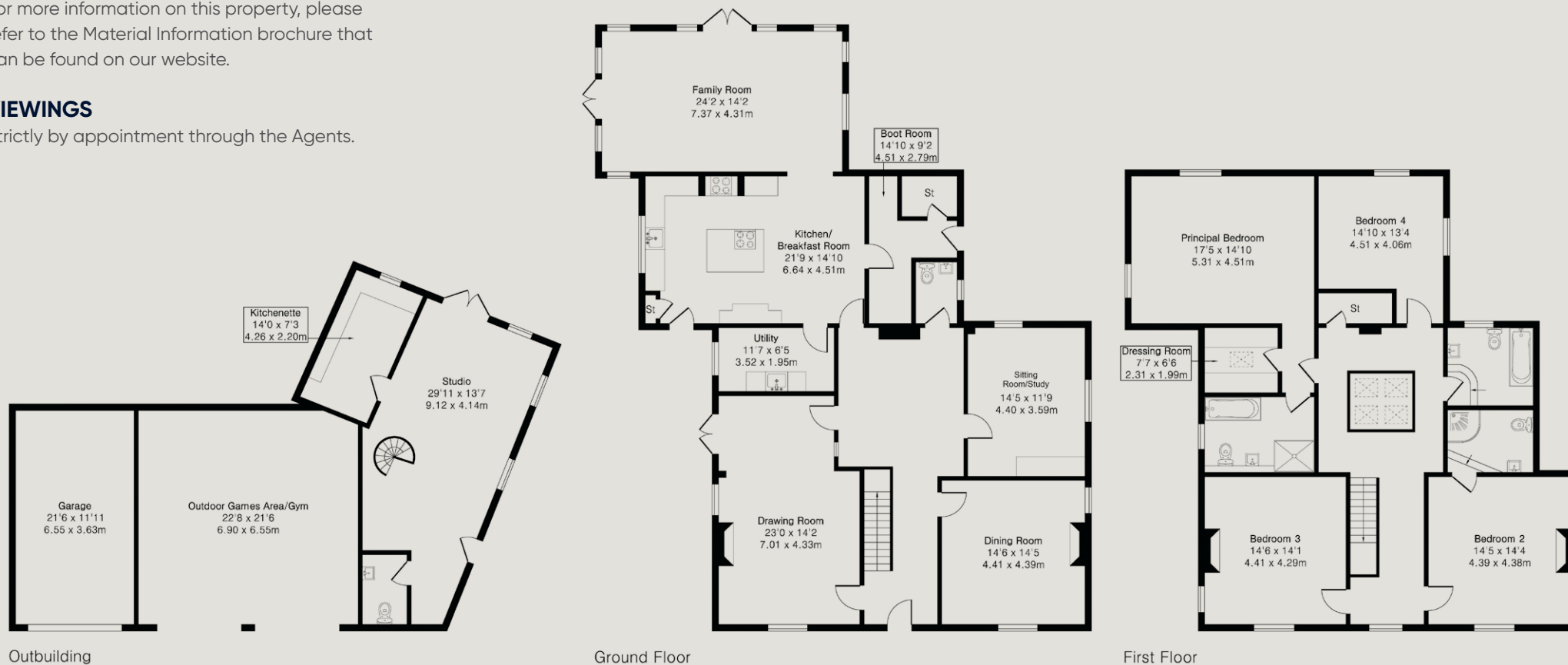
Strictly by appointment through the Agents.

Approximate Gross Internal Area 3439 sq ft - 320 sq m (Excluding Outbuilding)

Ground Floor Area 1923 sq ft – 179 sq m

First Floor Area 1516 sq ft – 141 sq m

Outbuilding Area 1250 sq ft – 116 sq m



Special Notes

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.



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