



High Street, Bourn, CB23 2SQ

**CHEFFINS**

## High Street

Bourn,  
CB23 2SQ

- Victorian Home Constructed In 1887
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Wood Burning Stove
- West Facing Courtyard Garden
- Finished To An Excellent Standard

An exceptionally handsome Victorian semi-detached house, finished to an outstanding specification and presented with great style. The property offers versatile accommodation arranged over two floors, centred around a particularly attractive open-plan kitchen and dining space, and complemented by a low-maintenance rear garden. It occupies a prominent position in the conservation area within the highly regarded and much sought-after village of Bourn and benefits from being within the catchment area of Comberton Village College, currently rated Outstanding.



**Guide Price £450,000**





## LOCATION

Bourn is a highly regarded and much sought-after village, positioned to the west of Cambridge and surrounded by attractive open countryside. The village enjoys a strong sense of community and offers a range of local amenities centred around the popular Manor Farm. This includes the village farm shop, an excellent local butchers and The Stove café, which together provide a vibrant hub for both residents and visitors. Additional amenities include a public house, church, recreation ground and primary school, doctor's surgery, an award-winning Bangladeshi and Indian Diner, a convenience store/shop with post office all within a short walk and the Cambridge Country Club & Golf Course all contributing to the village's appeal. More comprehensive facilities can be found in nearby Comberton and Cambourne, with Cambridge city centre also within easy reach. The village is particularly well placed for access to Cambridge and the wider region, with excellent road connections via the A428 providing swift links to the city, the M11 and onward routes to London and the Midlands. Cambridge railway station offers fast services to London King's Cross.

## PANELLED TIMBER ENTRANCE DOOR

leading through into:

### DINING ROOM

with moulded corning, ceiling rose, traditional style radiator, wall mounted underfloor heating controls, stairs rising to first floor accommodation, tiled flooring, double glazed sash window with shutters out onto front aspect, opening through into:

### KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of high quality traditional style wall and base mounted storage cupboards and drawers fitted with the soft close feature, treated timber work surface with inset porcelain butler style sink with hot and cold mixer tap and drainer to side, integrated AEG 5 ring hob, AEG extractor hood above, tiled splashback, adjacent to this integrated AEG double oven, space and plumbing for American style fridge/freezer, integrated slimline wine cooler, AEG integrated and concealed dishwasher, integrated and concealed Zanussi washer, integrated and concealed dryer, inset LED downlighters, double glazed windows to both rear and side aspect, wall mounted underfloor heating controls, set of panelled glazed French doors leading out onto garden.

### SITTING ROOM

accessed via a panel timber door, exposed brick chimney breast with wood burning stove, open brick surround and stone hearth, bespoke fitted shelving and desk into the recess of the chimney breast, moulded corning, exposed timber flooring, traditional radiator, double glazed window with fitted shutters out onto front aspect, set of panelled glazed French doors leading out onto garden.

## ON THE FIRST FLOOR

### LANDING

with loft access, light tunnel, panelled door providing access to airing cupboard housing the pressurised dual hot water cylinder, timber doors leading into respective rooms.

### PRINCIPAL BEDROOM SUITE

with high vaulted ceiling, Velux skylight with remote control, traditional style radiator, double glazed windows out onto rear aspect, loft storage, bespoke wood panelling and panelled door leading through into:

### ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle, wall mounted shower head and additional shower attachment with glazed shower partition, storage niche, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, storage cupboard underneath wash hand basin, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

### BEDROOM 2

with vaulted ceiling, exposed timber flooring, exposed brick chimney breast, traditional style radiator, double glazed windows to front and rear aspect with the front window having fitted shutters.

### BEDROOM 3

with exposed timber flooring, overstairs storage cupboard, traditional style radiator, double glazed window with shutters out onto front aspect.

## FAMILY BATHROOM

comprising of a three piece suite with standalone bath with hot and cold mixer bath tap and shower head attachment, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, wood panel surround, wall mounted mirror, shaver point, heated towel rail, tile effect flooring, extractor fan, inset LED downlighters.

### OUTSIDE

To the rear of the property is a low maintenance garden principally paved with area perfect for outside garden furniture led directly off the sitting room and kitchen, outside power point, bordered by raised brick built bedding, large timber storage shed with a recess adjacent ideal for open storage area, with lighting, power and propane gas connection. The raised bed area continues up the border with the garden and is well stocked and full of young shrubs and rose bushes, outside tap. The paved pathway continues round to the other side of the property where there is a wrought iron gate leading back round to the front.

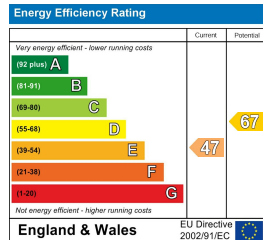




**Approximate Gross Internal Area 952 sq ft - 88 sq m**

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 476 sq ft – 44 sq m



Guide Price £450,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire

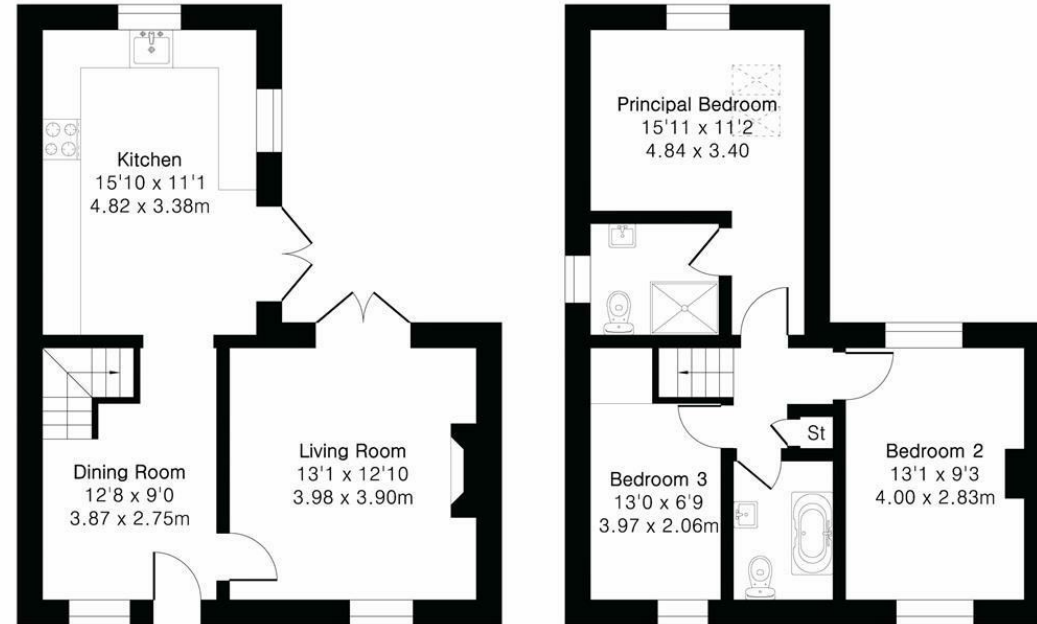
District Council

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.



Ground Floor

First Floor



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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