



3 Old Farm Court, Toft,
Cambridge, CB23 2WH

Guide price £750,000

3 Old Farm Court

Toft, CB23 2WH

- Almost 2000 sq.ft
- Spacious and versatile living
- Barn and workshops
- Comberton Village College catchment
- EPC rating C

A beautifully appointed, refurbished, 4-bedroom barn-style house of about 2000 sq. ft, set in wonderful grounds of about 0.25 acre, plus a 530 sq. ft Grade II listed barn/workshop and carport.

This modern, family home forms part of a stylish and exclusive scheme of just three similar homes. Set in a peaceful and secluded setting. The accommodation is spacious, well planned, and particularly versatile, providing plenty of space for a large family, and those wanting potential space for multi-generational living.

The ground floor is laid out around a large, welcoming reception space. A door leads to the living room, which has a dual aspect including doors to the rear terrace, and a stone fireplace with a multi-fuel burner. Double doors link back to the dining room, which has access to the garden and is open to the refitted kitchen. The kitchen has extensive cabinetry, quartz worktops, an integrated dishwasher, combi oven, fan oven, induction hob and an extractor. At the front of the house, there is a large study, which would also make a perfect snug or occasional bedroom. A utility room and a





cloakroom, which has space for a shower if needed, complete the ground floor.

On the first floor, there are four good-sized bedrooms, three of which have built-in storage. The main room has a well-appointed en-suite shower room with a walk-in shower and WC. The family bathroom is also well fitted, has a shower over the bath and WC, as well as a door linking to the guest bedroom (2).

The house is in excellent decorative condition, the windows and doors have all been replaced recently, and the central heating is oil-fired. There is a burglar alarm.

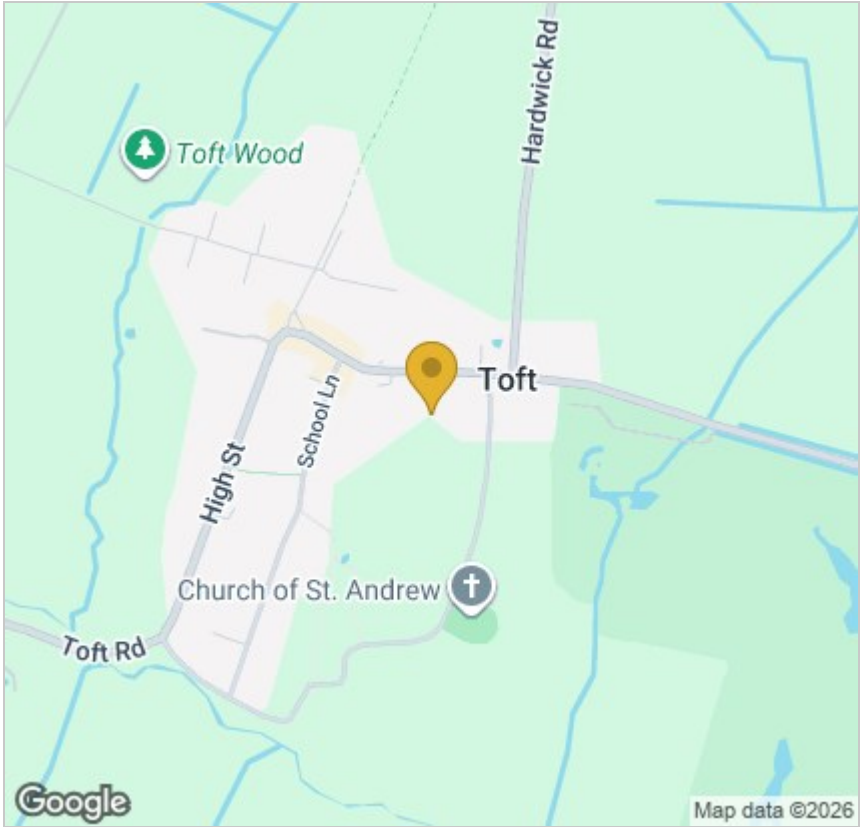
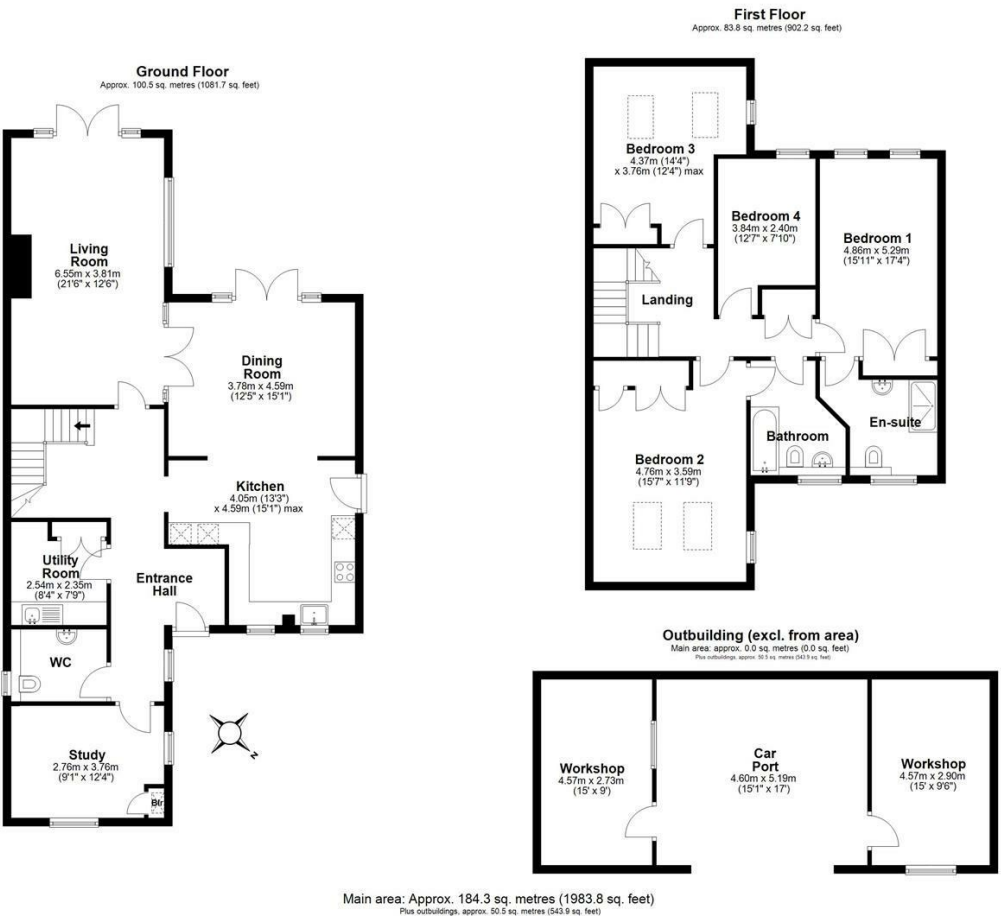
The property is approached via a discreet and private driveway, shared with the neighbouring homes, which leads to a paved courtyard with a central island. The property has plenty of private parking, a beautiful front garden with brick planters, and a Grade II listed barn converted to provide a carport, and two secure workshops.

Secure side access leads to the south-west facing rear garden, which is wonderfully mature, beautifully kept, and extremely private. There is a terrace adjoining the rear of the house and an ornamental pond. There are lawns, well-stocked beds and borders, a large vegetable garden and a shed. The gardens are enclosed by walling and fencing and overlook farmland at the rear.

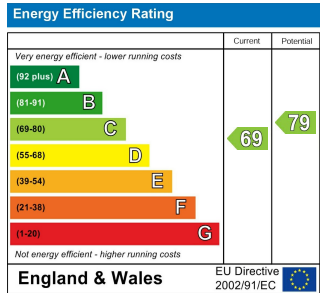
What3words: ///daunting.students.merge

Agents note: The cost and maintenance of the driveway is shared with the neighbours.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: G

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com