



Broadway, Bourn, CB23 2TA

**CHEFFINS**

## Broadway

Bourn,  
CB23 2TA

A most impressive and substantial detached residence with impressive open plan kitchen/dining/sitting room, separate living room, versatile accommodation incorporating five ground floor bedrooms as well as generous first floor principal bedroom suite with balcony. The property occupies a desirable non estate location within this well served village about 8 miles west of the city. This substantial home sits well within its own enclosed gardens, incorporating driveway, garage, lawned areas as well as covered veranda. This property is being offered with no onward chain.

6 4 2

**Guide Price £850,000**





## 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 gastropub, award-winning restaurant, doctors surgery, nursery and primary school, golf club, church, farm shop selling local produce and post office. Other facilities are available in the nearby villages of Caxton, Eltisley and Cambourne.

### TRIPLE GLAZED ENTRANCE DOOR

under entrance canopy leading into:

### RECEPTION HALLWAY

with underfloor heating, staircase rising to the first floor with understairs storage, tall triple glazed windows to the side, open through to:

### KITCHEN/DINING/SITTING ROOM

fitted with a generous range of handleless storage cupboards and drawers with square edged working surfaces with matching upstands and central island, single drainer sink unit with mixer tap, range of fitted appliances including Bosch induction hob and Bosch extractor hood above, Bosch electric fan oven and combination microwave oven, fitted and concealed Bosch dishwasher, and space for American style fridge/freezer, timber cladding to one wall, ceiling with a range of inset downlighters, hanging pendants, tall triple glazed windows to the side and triple glazed bi-fold doors to the rear leading out to the garden with canopy above.

### REAR HALL/BOOT ROOM

wash hand basin with mixer tap, triple glazed doors leading to outside, ceiling with inset downlighters.

### LIVING ROOM

approached via twin doors from reception hallway, feature fireplace with log burning stove, wooden mantel, fitted shelving to chimney breast recess, underfloor heating, triple glazed window to the side.

### REAR HALLWAY

airing cupboard with shelving and radiator, into:

### BEDROOM 2

triple glazed windows, bed surround.

### DRESSING ROOM

with hanging rail and fitted storage, radiator, triple glazed windows.

### ENSUITE SHOWER ROOM

fitted with white suite comprising tiled shower cubicle, drencher shower head, hand held rose, wash hand basin with tiling to splashbacks, mixer tap, storage drawer below, low level dual flush w.c., heated towel rail/radiator, extractor fan.

### BEDROOM 3

fitted storage, triple glazed window, underfloor heating.

### UTILITY ROOM

butler style wash hand basin, mixer tap, wooden working surfaces, storage cupboards and drawers, plumbing and space for automatic washing machine, plumbing and space for tumble dryer.

### PLANT ROOM

housing pressurised hot water cylinder and solar panel controls.

### FAMILY BATHROOM

with freestanding rolltop bath with ball and claw feet with wall mounted mixer and handheld rose, pedestal wash hand basin with mixer tap, low level dual flush w.c., painted part panelling to walls, underfloor heating, extractor fan, triple glazed frosted window to the front.

### BEDROOM 4

triple glazed windows, underfloor heating.

### ENSUITE SHOWER ROOM

large walk-in tiled shower cubicle, glazed sliding door, drencher shower head, handheld rose, wall hung wash hand basin with mixer tap, low level dual flush w.c., painted panelling, heated towel rail/radiator, extractor fan, triple glazed frosted window.

### BEDROOM 5

fitted wardrobe cupboard, underfloor heating, triple glazed window.

### BEDROOM 6/STUDY

with wardrobe cupboard, underfloor heating, triple glazed window.

### ON THE FIRST FLOOR

### LANDING

double glazed Velux rooflight.

### BEDROOM 1

ceiling with inset downlighters, triple glazed windows and doors opening to covered BALCONY with stainless and glazed balustrades.

### ENSUITE SHOWER

walk-in tiled shower, drencher shower head, handheld rose, glazed screen, low level w.c., wall hung wash hand basin with storage drawers below, and a pair of mixer taps, tiled floor, extensively tiled walls, fitted mirror, ceiling with inset downlighters, extractor fan, downlighters.

### OUTSIDE

The property is approached by twin timber motorised gates with remote control access which leads to a large gravelled parking area with DETACHED GARAGE with weatherboarded and brick elevations underneath a pitched tiled roof with twin timber doors to the front. Front garden with hedgerows and air source heat pump, further gardens to the side and rear principally laid to lawn with well stocked flowering and shrub beds, covered patio area enclosed by close boarded timber fencing.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council



**Approximate Gross Internal Area 2472 sq ft - 230 sq m  
(Excluding Garage)**

Ground Floor Area 2106 sq ft – 196 sq m

First Floor Area 366 sq ft – 34 sq m

Garage Area 194 sq ft – 18 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.



[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.

