

Kingston Barns, Bourn Road, Kingston Cambridge, CB23 2NP



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*Cambridge 8 miles, M11 (junction 13) 6 miles, St Neots 13 miles, Royston mainline station 12 miles
(King's Cross 35 minutes). Distances and times are approximate.*

**Beautifully converted barns situated on a unique development
in this popular west Cambridge village.
Finished to an exceptional standard and ready to move into.**

Barn 1

Gross internal floor area: 1,900 sq ft (177 sq m)
plus 100 sq ft (9 sq m) store

Ground Floor: Entrance Hall, Kitchen,
Dining/Sitting Room, Sun Room, WC/Shower,
Utility/Boot Room, Store.

First Floor: Principal Bedroom with Dressing Room
and En Suite Shower Room,
Bedroom 2 with En Suite Shower Room

Barns 2, 3 & 4

Gross internal floor area: 1,200 sq ft (111 sq m)
plus 350 sq ft (35 sq m) orangery

Ground Floor: Entrance Hall, Kitchen/Dining/Sitting
Room, WC/Shower, Boot Room, Orangery
First Floor: Two Bedrooms, each with En Suite Showers

Please read Important Notice on the last page.


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Enquiries and Viewings

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Introduction

Kingston Barns is set in 1 ½ acres of beautiful Cambridgeshire countryside, just 8 miles from Cambridge.

It provides a unique living experience with every unit having its own private space plus the added attraction of enjoying the well-maintained gardens without the usual arduous work that gardens demand.

This small, gated development provides a secure home for either full time occupation or the lock up and leave base, with the added benefit of maintained grounds in this attractive setting.

Barn 1

The sympathetic conversion of this unit has made the best of the original features together with taking advantage of the stunning views. By incorporating extensive windows and glazing the Barn has light and airy living areas. Both the kitchen and the main bedroom have been converted from what was the grain store silo, giving predominantly circular walls and a domed ceiling to the main bedroom. Wake up to the amazing views of the attractive countryside and prepare dinner whilst enjoying uninterrupted garden views.

The remainder of the conversion has been sympathetic to the "barn style" with a wealth of open space and an in keeping staircase and wood burning stove.

Barns 2, 3 & 4

As with Barn 1, these barns provide a unique living experience. Predominantly open plan together with a separate boot room/laundry and downstairs shower room. Upstairs there are two spacious double rooms both benefitting from an ensuite.

A big attraction of all these units is the large orangery (350sq ft) which can be used a large part of the year. This, together with a private courtyard type garden, brings a new meaning to indoor/outdoor living.



Location

Situated on the edge of Kingston, the properties are conveniently located for Cambridge and within easy reach of A428, A603 and M11.

Whilst Kingston does not have a pub it does have a friendly community run pub night in the village hall once a month. There is an excellent choice of eating places in the neighbouring villages.

In addition, Cambridge Country Club with its extensive spa, leisure and golf facilities is less than a mile. Also, Meridian Golf Course is approximately two miles away and the next-door village of Toft has a well-stocked shop and post office.

Specification

- Mitsubishi air source heat pump provides underfloor heating downstairs with designer ladder radiators upstairs.
- Benefitting from a complete re-decoration with new carpets upstairs and new curtains to the living area it feels like a new property.
- The kitchen appliances are all Fisher Paykel and includes a double oven, double dishwasher, large American style fridge freezer and Corian worktops.
- Sanitaryware is all Villeroy and Boch, double basin to the ensuite, soft close toilet seats and rainfall shower heads. The main bedroom incorporates a double ended bath discreetly positioned.

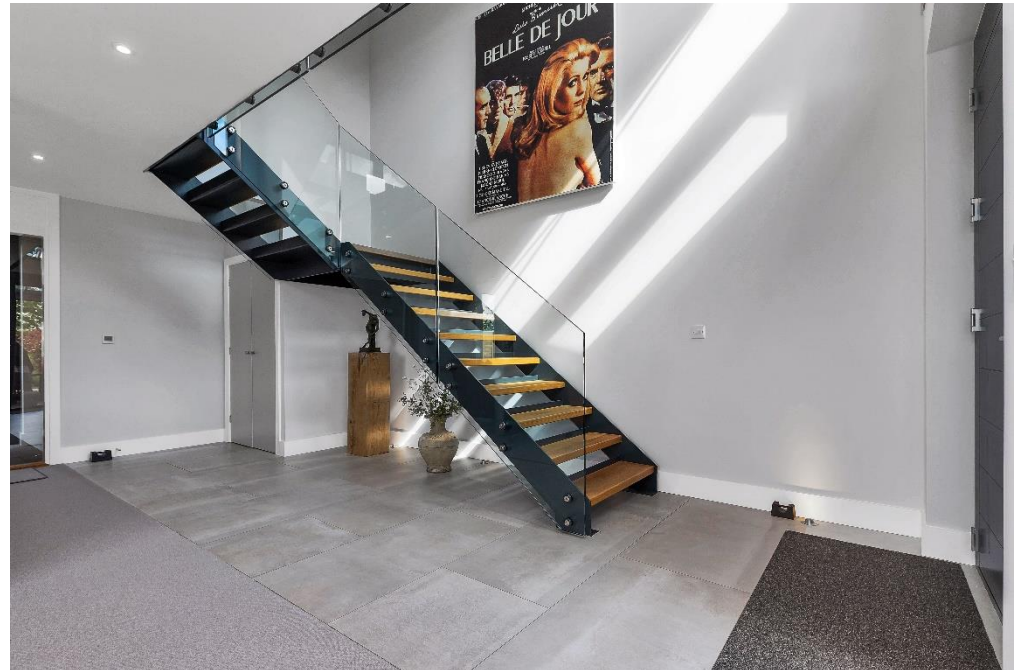
Further Information

- Each property will have its own allocated parking space together with ample space for additional/visitor parking and communal cycle storage.
- A service charge will be payable by all properties to cover the maintenance of the communal gardens, electric gates, common lighting etc. An estimate of this is £2,500-£3,000 per property per year; further information available upon request.
- To keep the Barns exclusive certain exclusions will apply, for example no parking of motorhomes or caravans, etc will be allowed.
- The Barns are for sale freehold with vacant possession upon completion.
- EPC Rating – B
- All items normally designated as tenants' fixtures and fittings are specifically excluded from the sale.
- In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Barn 1

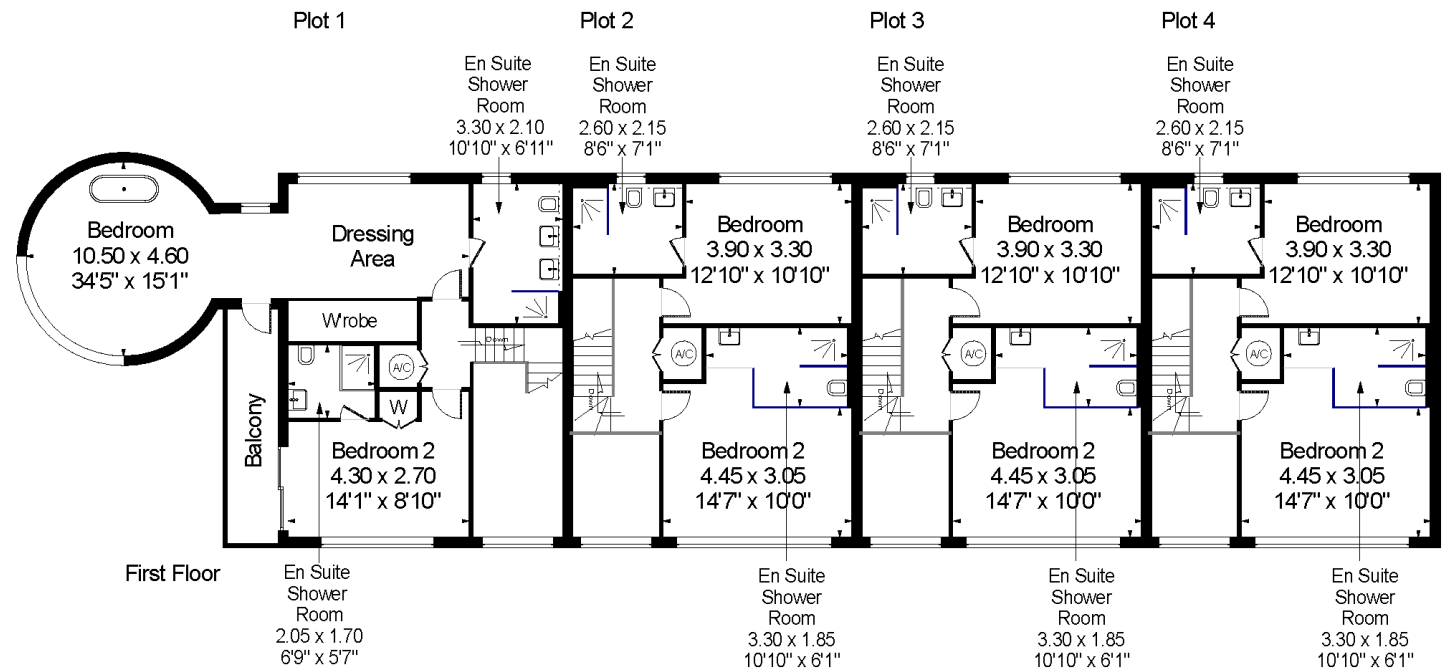
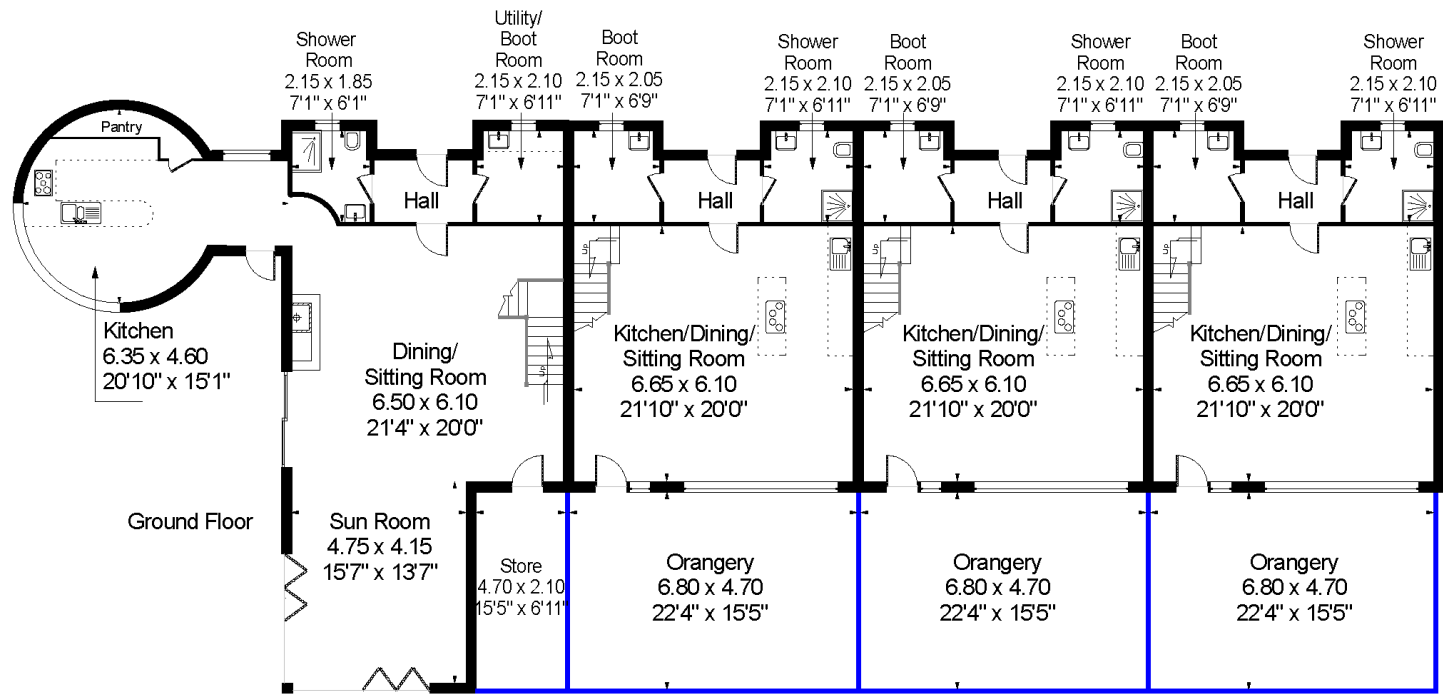


Barn 1

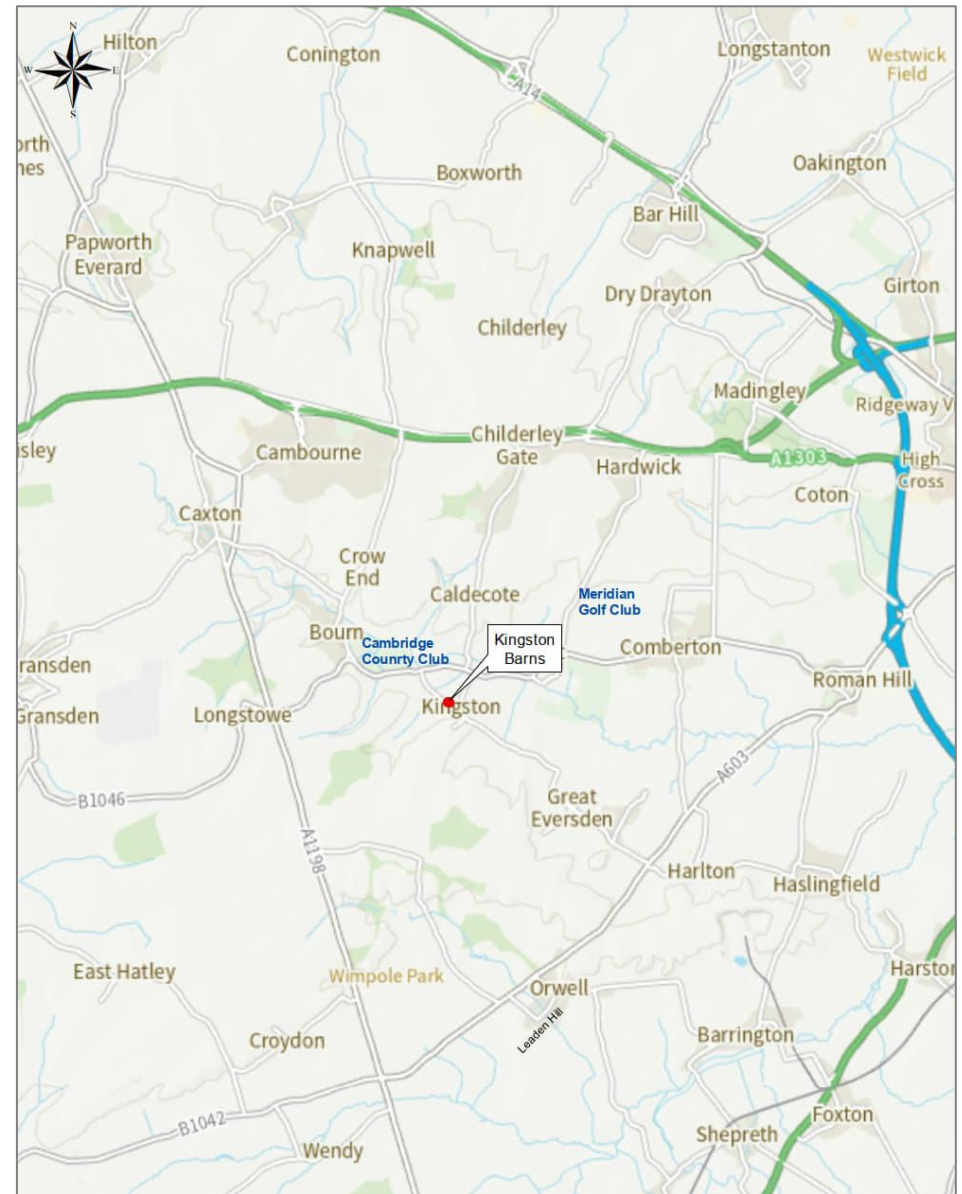
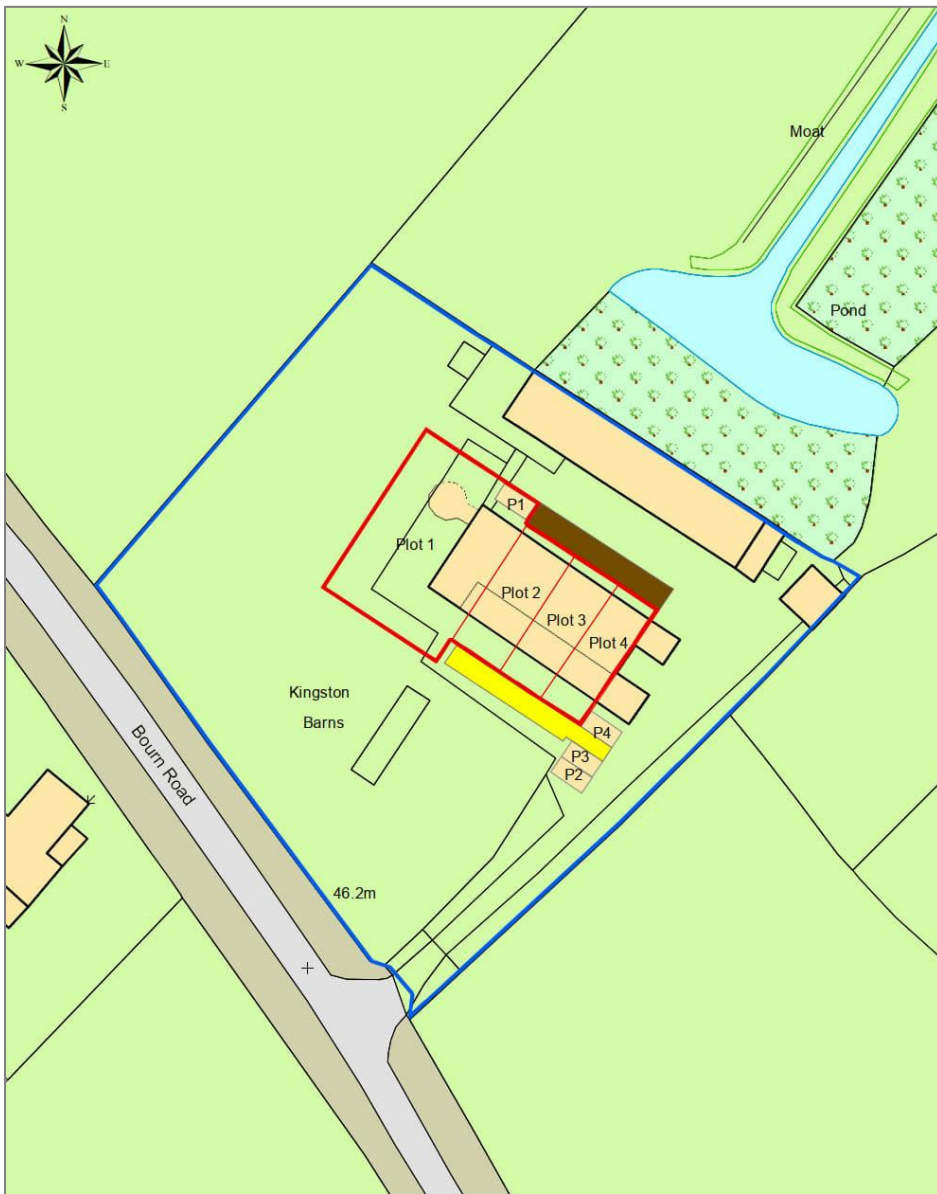


Barn 3 (Same layout as Barns 2 & 4)





NOT TO SCALE: For guidance purposes only



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