



Jackson & Co



Bourn Road

Kingston, Cambridge, CB23

Guide Price £749,995

Quality Not Quantity! - Think Porsche not Ford!

At nearly 2000 sq. ft most developers would design a 4-bedroom dwelling but with only two bedrooms this sensitive barn conversion allows spacious living with all the quality you would expect from a Porsche.

This very small, gated development in Kingston is only 8 miles from Cambridge but offers a quiet location with stunning views.

Whilst the village is short on amenities, which adds to its tranquil setting, shops pubs, restaurants are all close by including Cambridge Country Club which offers golf, gym, swimming pool, spa and dining, all in walking distance.



Property Features

- Stunning barn conversion in a unique location
- Exceptional interior finishes, ready for you to move in
- Energy-efficient Air Source Heat Pump
- High-end Fisher Paykel kitchen appliances including double oven and American style fridge
- Villeroy and Boch sanitaryware in all bathrooms
- Spacious main bedroom featuring a double-ended bath with stunning views
- Eco-friendly with an EPC Rating of B
- Gated development
- Two bedroom, 4 bathroom, end of terrace home

FULL DESCRIPTION

The kitchen and main bedroom have been converted from a grain silo giving a unique circular space, but clever design ensures ergonomic living.

The spacious design allows versatile living, pre dinner entertaining around the kitchen island or in front of the wood burner, freedom dining with garden views leading to after dinner socialising in the lounge, again with amazing views and on long summer evenings, take advantage of the extensive south and west facing patio.

The generous open style of the main living area, at 37 feet long allows you to change the layout to suit your style.

No shortage of space upstairs either, at a combined length of again 37ft the dressing area and bedroom allows for two to get ready with ease.

As you would expect from a quality product, no expense has been spared when it comes to the finishes. Villeroy and Boch sanitary ware, taps and shower fittings. Ceramic tiles to kitchen and all wet areas. Fisher Paykel appliances and Corian worktops throughout including the boot room.

Heating is underfloor using air source heat pumps and whilst it is not required for heating purposes part of the living area has a contemporary wood burning stove for the atmosphere on those cold winter nights.

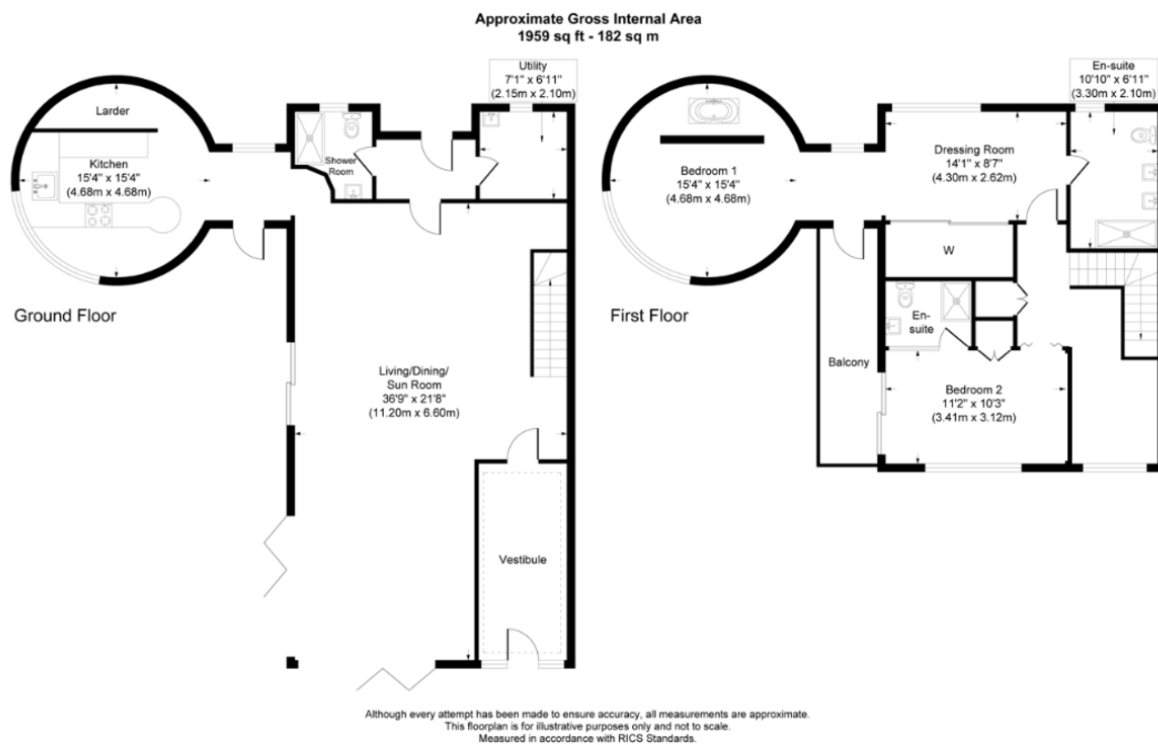
An attraction of living at the Barns are the one and a half acres of maintained garden, as a resident you have the benefit of wandering the grounds without the inconvenience of grass cutting or weeding. This is the responsibility of the management company, which each resident will be a shareholder of, and although an annual fee is payable, estimated between £1,500 to £2,000 you as a shareholder have a say in controlling the charge in the future.

Dedicated parking at your front door together with space for a second car.

With electric gates, CCTV and estate lighting the property makes a secure permanent home or a perfect lock up and go. With furniture provided it can provide a turn key opportunity. - They say seeing is believing so why not come and view, perhaps enjoy the stunning views with a glass of something cold.







EPC rating of B
Council tax band estimated at D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements