

Whipple Tree Barn

Fox Road, Bourn



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached four bedroom barn conversion located between sought-after West Cambridgeshire villages

A stunning family home with vaulted ceilings, exposed wall and ceiling beams, modern amenities and elegant neutral décor throughout. It is located to the east of Cambridge between Longstowe and Bourn villages, near to local amenities and a train station with services to central London in around 40 minutes.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



MATURE GARDEN



NO ONWARD CHAIN



RURAL LOCATION



2,404 SQ FT



GUIDE PRICE £875,000



The property

Whipple Tree Barn is a Grade II listed, weather boarded barn conversion offering 2,404 sq ft of light-filled accommodation arranged predominantly over two floors. Configured to provide a characterful and practical family and entertaining environment, it sensitively combines exposed wall and ceiling beams with quality fixtures and fittings including contemporary sanitaryware and elegant décor throughout. The accommodation flows from glazed double doors opening into a vaulted double-height reception hall with full-height glazing, flagstone flooring and a feature imperial staircase with galleried landing over. Extending to almost 36ft, the hall opens on one side to a sunken sitting room with an exposed brick fireplace with woodburner. To the left hand side is a flexible space currently used as a games area with a pool table, but equally could be used as an additional dining area. A door from the family room gives access to a front aspect snug. It opens to a kitchen and dining room with flagstone flooring throughout. The dual aspect kitchen has a range of bespoke wooden wall and base units, complementary

worktops and splashbacks, a Belfast sink, modern integrated appliances and a stable door to the garden. An open-timbered wall separates it from a dining room, garden access and a further staircase to the first floor. There is a wet underfloor heating system throughout the downstairs. The vaulted first floor accommodation is in two inter-connecting parts. The main staircase rises on one side to a galleried landing providing an open-sided bedroom with en suite cloakroom, currently a spectacular home office. The other side offers a double-height second bedroom with internal glazing overlooking the hall below, storage and steps rising to a mezzanine over which can be used as storage or a children's play area. A second staircase rises from the dining room and gives access to the property's two remaining double bedrooms and a family bathroom. The principal bedroom has a double height ceiling, large panoramic windows, exposed beams and an en suite shower room. The second double bedroom also boasts high ceilings and exposed beams, with the added benefit of alternative access to bedroom 3 providing a flexible living space depending on your requirements.



Outside

The property is approached over a gravelled driveway providing private parking for up to 4 cars and giving access to an attached store room, currently configured as a gym but offering flexibility for a self-contained home office, if required. A gate set into high wooden fencing opens to the established enclosed wraparound garden with mature trees. It is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a 12ft workshop, a seating area with pergola over Indian sandstone paving, established wisteria and spacious split-level decked terrace, ideal for entertaining and al fresco dining.

Location

Surrounded by open countryside, Whipple Tree Barn sits to the west of Cambridge between Longstowe and Bourn villages. The former has a church, sports ground and pub. The latter has a church, village store, Post Office, café-bakery, butcher, gastro pubs, a primary school, wellness retreat, sports club with tennis courts and a golf course with country club, wellness spa, bar and restaurant. The property also falls within the

catchment of Comberton (Ofsted-rated outstanding) and Bourn CoFE Primary Academy. Transportation links are excellent: Royston and Cambridge stations (9.3 and 10.8 miles respectively) offer regular services to major regional centres and central London (from Royston in around 36 minutes), and the M11 links to major routes including the A14, A1 and motorway network. Cambridge offers comprehensive high street and boutique shopping, cafés, bars, restaurants, cultural and leisure facilities.



Distances

- Cambridge 10.6 miles
- Cambourne 3.5 miles
- St Neots 11.8 miles
- Huntingdon 12.8 miles

Nearby Stations

- Royston
- Cambridge

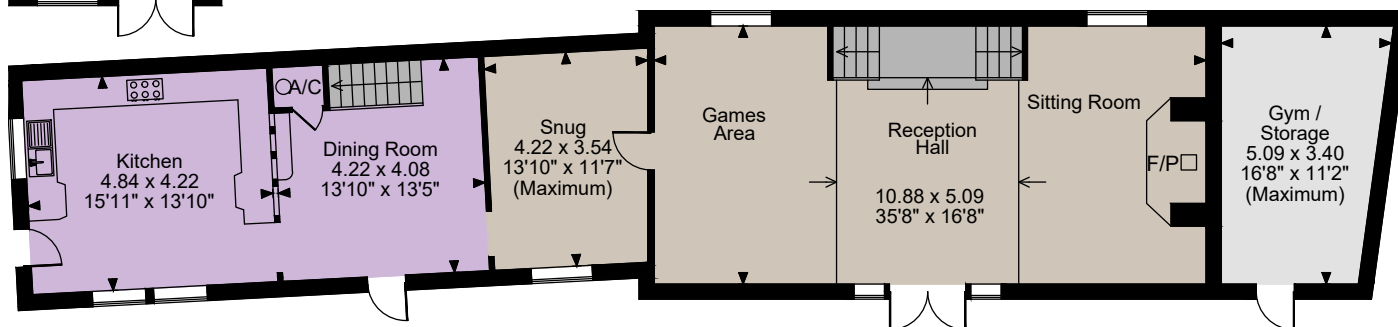
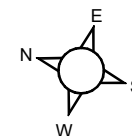
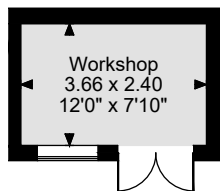
Key Locations

- Bourn Windmill (Dating back to the 17th century)
- Cambridgeshire Country Club
- Paus (Retreat centre)
- Shepreth Wildlife Park
- Bury Lane Farm Shop and Fun Barn
- Cambridge Ice Arena
- The Farmland Museum and Denny Abbey
- Wimpole Hall
- Imperial War Museum Duxford

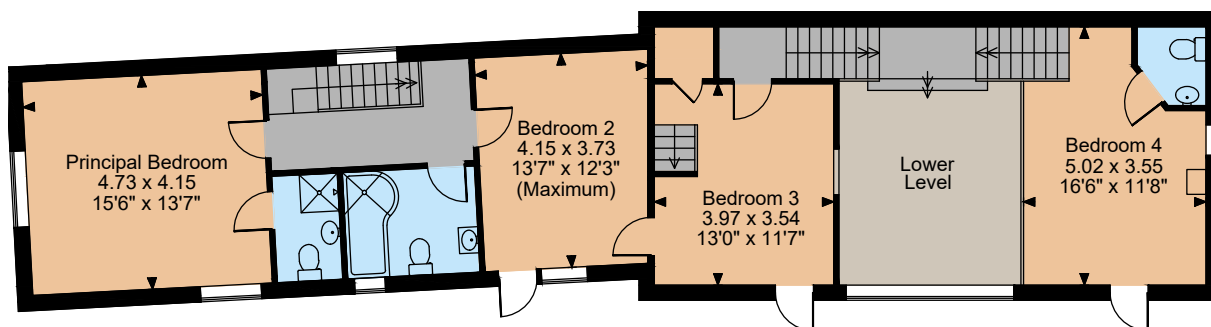
Nearby Schools

- Bourn Primary School
- Comberton Village College
- Cambourne College
- Stephen Perse
- St Faiths
- St Marys
- Sancton Wood School
- The Leys School
- Hills Road Sixth Form College
- Long Road Sixth Form College



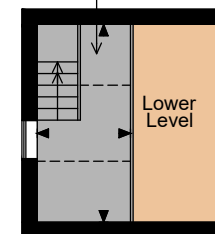


Ground Floor



First Floor

Mezzanine Above Bedroom 3
3.90 x 1.84
12'10" x 6'0"



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Total area 2404 sq ft (223 sq m)

Directions

CB23 2TY

what3words: ///building.nicely.charm - brings you to the driveway

General

Local Authority: South Cambridgeshire

Services: Mains electricity, water and drainage. Oil central heating. Wet underfloor heating system throughout downstairs. Modulating boiler has recently been installed and has 23 years warranty remaining.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: TBC

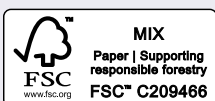
Cambridge

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