



CODLING WALK, LOWER CAMBOURNE, CAMBRIDGE, CB23 6FF

- Cambridge - approx. 9 miles
- St Neots - approx. 9 miles
- Addenbrookes Hospital - approx. 16 miles

Superb village location • Inglenook brick & reclaimed timber fireplace with wood burner • Large floor to ceiling windows in many rooms • Excellent levels of privacy • 2 Reception rooms • Open-plan kitchen/ breakfast/diner • Large utility room & cloakroom • Principal bedroom suite with dressing room & shower room • 4 Further bedrooms • 2 Further bathrooms • Ample parking & garage • Separate studio/office • Large rear gardens with decked terrace • EPC rating C

DESCRIPTION

The Barn is a superb family home offering over 2450sqft of very well-presented, versatile and bright accommodation with a wonderful balance of living space, outside space and a useful, separate gym/studio.

The ground floor reception rooms are flexible, one with an inglenook fireplace, but the main focus of the home is the lovely open plan kitchen/dining room which opens out to the terrace and secluded gardens. A large utility room, reception porch and cloakroom complete the ground floor.

A galleried landing offering extra study/office space opens to the principal bedroom suite with dressing room and shower room along with four further bedrooms and two bathrooms. The finish of this modern home is stylish and very appealing throughout with unexpected character and space. A viewing of this house is highly recommended.

AN ATTRACTIVE BARN-STYLE FAMILY HOME WITH CHARACTER AND STYLE OCCUPYING AN UNRIVALLED POSITION IN THIS POPULAR AND WELL-SERVED VILLAGE.



OUTSIDE

The Barn sits on an unusually large and private corner plot at the end of the exclusive private road. The large driveway is accessed via a five-bar gate and leads through a car port to further parking. The established rear gardens with mature trees are mainly laid to lawn with a west facing decked terrace edged with a wisteria covered pergola to the back of the house. There are additional secluded al-fresco dining and relaxation areas taking full advantage of leafy outlooks, overlooking a bridlepath to the rear and favourable orientation. There is also a garage with part boarded loft space above and a useful link-detached studio, ideal for working from home/hobbies/gym etc.

LOCATION

Cambourne is a thriving village community with a huge variety of amenities and facilities including shops, supermarkets, cafés and restaurants, a public house, schooling for all ages, a health centre and a dentist. There is also a pleasant country park, a sports centre and cricket pitches, a recreation ground and a The village is can be found off the A428 between Cambridge and St Neots making it ideal for commuters with both having main line train stations to London and giving excellent access to major road routes including the M11, A14 & A1.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330



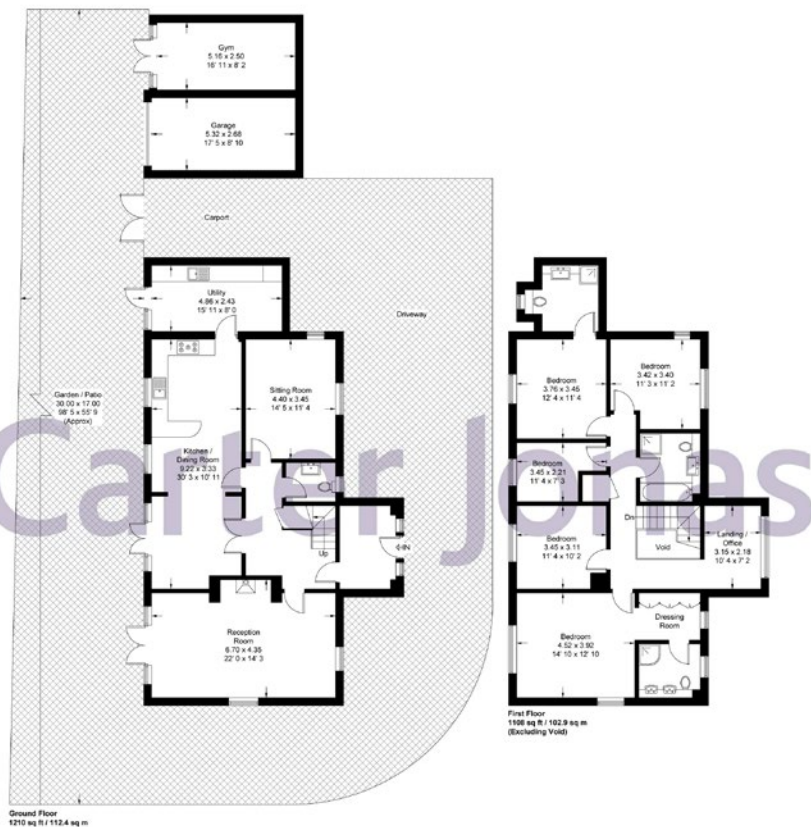
Codling Walk

Approximate Gross Internal Area = 2318 sq ft / 215.3 sq m
(Excluding Void)

Garage = 155 sq ft / 14.4 sq m

Gym = 141 sq ft / 13.1 sq m

Total = 2614 sq ft / 242.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	7.3	7.4
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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