



THE HAYBARN
Caxton

Carter Jonas

THE HAYBARN, TAYLORS CLOSE, CAXTON, CAMBRIDGE, CB23 3BA

- Cambridge City Centre - approx. 13 miles
- St Neots Railway Station - approx. 9 miles
- Several Highly Rated Schools - within approx. 3 miles

Impeccably designed & executed • Close to 2,700 sq.ft of accommodation • Unparalleled standard throughout • Sizeable plot • Stunning countryside views • Five double sized bedrooms • Gated driveway, carport & garaging • Popular Cambridgeshire village

DESCRIPTION

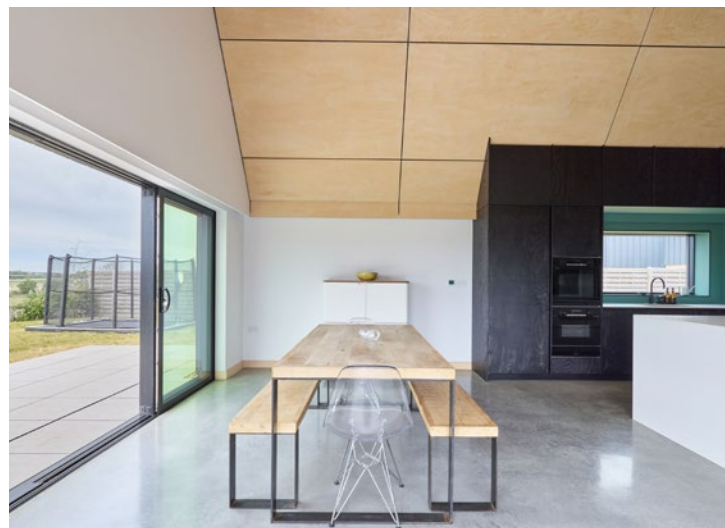
The Haybarn takes contemporary design, and then lifts and redefines it. The vendors collaborated with the renowned Cambridge based, PiP architects, to bring their vision of a simple barn with the twist of cutting edge design and style. Although minimalist in design, touring the property is captivating with each material, texture and quirk catching one's eye. The same effect is mirrored externally, whilst the property is striking, it both stands out and fits in effortlessly with the surrounding landscape.

The well-proportioned accommodation comprises a kitchen/dining/sitting area, which is completely open-plan with a vaulted ceiling. Sliding doors lead to the rear garden terrace. There is a snug aptly placed beside this focal point room. The entrance hall leads to all other ground floor rooms including a utility room, cloakroom, gym, twin-office and a ground floor bedroom, which enjoys an en-suite bathroom.

The first floor boasts a wonderful and spacious landing space, ideal for a reading nook, a further study or simply an area to enjoy the far-reaching countryside views. The principle suite enjoys a spacious bedroom with a large dressing room and a sizeable en-suite bathroom. Three further double sized bedrooms form the first floor, with a further shower room.

THE HAYBARN IS FLAWLESSLY DESIGNED, SPACIOUS AND IDYLICALLY POSITIONED BOASTING FAR-REACHING COUNTRYSIDE VIEWS ON A SIZEABLE PLOT.







OUTSIDE

The property is positioned at the very end of a private development of high-end, unique homes, set back from the private road behind an electric gate with a generous driveway. Being at the end of this innovative development, the property enjoys a generous 0.4 acre plot and far-reaching countryside views to the rear. Entering into the substantial gated driveway offering ample parking and access to the double car-port, shed and bin store. The predominantly lawned south and west facing gardens wrap around the property with a large paved terrace stretching across the rear aspect of the property.

LOCATION

Caxton is a small rural village and civil parish in the South Cambridgeshire district of Cambridgeshire. The village has a public house, a village hall, playground, childminder and a bus service which runs between Cambridge City Centre and St Neots town centre. There are several schools nearby including OFSTED rated 'Outstanding' Bourn Primary School (2.6 miles), Monkfield Primary School (1.3 miles), Cambourne Village College (1.4 miles) and Comberton Village College (5.8 miles) and easy access to the excellent private schools in Cambridge.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains drainage, water and electricity. Air source heat pump and underfloor heating throughout. The ground floor boasts an impeccable polished concrete floor. There is also mechanical ventilation (MVHR) and air conditioning.

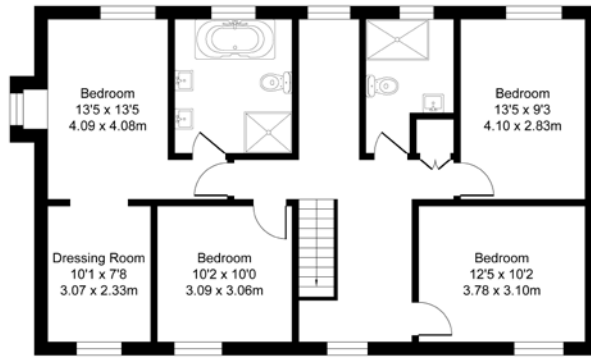
EPC Rating: C

Local Authority: South Cambridge District Council

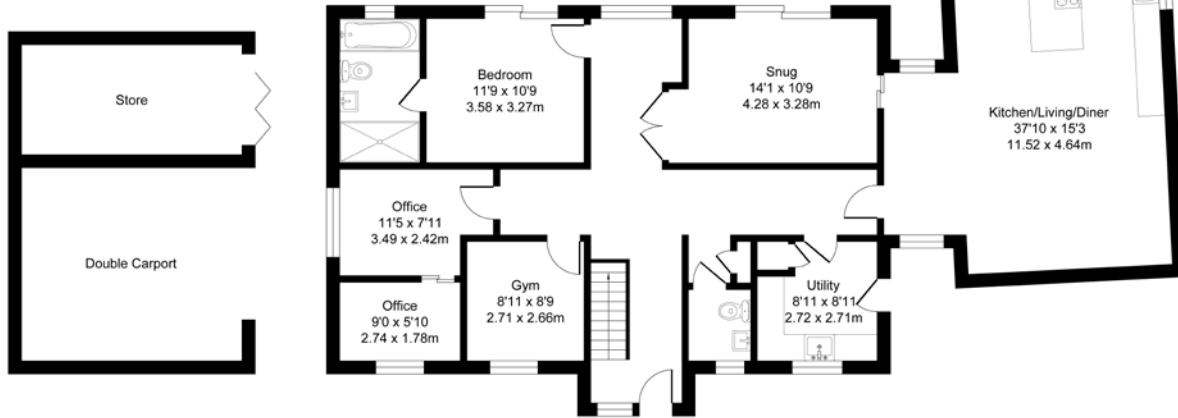
Viewings: Strictly by telephone appointment with the selling agents Carter Jonas 01233 403330



First Floor
Area: 93.0 m² ... 1002 ft²



Ground Floor
Area: 155.4 m² ... 1673 ft²



Total Area: 248.4 m² ... 2675 ft²
All Measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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