Impressive barn style village home

Meridian House, 70 Comberton Road, Toft, Cambridge CB23 2RY

Freehold
Local information

• Approximately 7 miles west of central Cambridge where there is a wide range of renowned independent schools together with a comprehensive selection of shopping, recreational and cultural facilities.

• There are local facilities in the village including a village hall, shop/post office, recreation ground, parish church, chapel and a Chinese restaurant together with the Cambridge Meridian Golf Club.

• Schooling for all age groups is in the general vicinity including the well regarded Comberton Village College with adjacent leisure centre in the nearby village of Comberton (2 1/4 miles) and primary schools in Comberton and Bourn.

• For the commuter the M11 (Junction 12) is approximately 5 miles and there are mainline rail services from Whittlesford or Royston stations serving London’s Liverpool Street (from 60 minutes) and Kings Cross (from 38 minutes) respectively. Cambridge station offers routes to both Liverpool Street and Kings Cross (from 52 minutes) (all distances and travel times are approximate).

About this property

Meridian House is one of three barn style homes situated at the far end of a private courtyard on the edge of this sought-after village.

Constructed by local company Barnscape Developments and completed in 2015, this spacious contemporary home unites traditional barn style features with all of the convenience of a modern home with full height front and rear glazing allowing light to flood into the central core.

The unique mellow timber frame provides individuality and warmth to this delightful home which offers sought after open plan living/kitchen/dining space and further versatile accommodation over three floors with a glazed balustrade and glazed “bridge” on the upper floor.

The light-filled hall with oak flooring leads to both the kitchen/dining room and the living room on the left - a double aspect room with French doors to the rear which also leads directly to the kitchen/living space. Here there is full height glazing in the sitting area which overlooks the garden and is naturally zoned by the timber frame, with bi-fold doors to the terrace. The dining area links this space with the kitchen which is fitted with a range of painted units and a central island all with granite worktops. There is a door from here directly into the
garden. Beyond is the utility room with plumbing and space for a washing machine and tumble dryer, door to the front of the house and access to the shower/cloaks.

On the first floor is an impressive open plan landing which enjoys a superb view to the rear and provides space for a sitting area with a glazed door to the rear balcony. The master suite of bedroom and shower room - with access to the front balcony - is to the left whilst two further bedrooms and a family bathroom with bath and separate shower complete the first floor accommodation.

The upper floor provides two further bedrooms - or a bedroom and sitting room/occasional bedroom - one having an en suite shower with the “bridge” with glazed balustrade linking the two.

Outside there is another room at present used as a gym which could offer separate space for an office/studio.

The property is approached over a shingle drive with drive and parking area to the front/side. The gardens are predominantly to the rear and left hand side of the property with a terrace to the rear, a variety of planting including mature hedging along the southern boundary.

Tenure
Freehold

Local Authority
South Cambridgeshire District Council: Council Tax Band G

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills
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