



Threshers Barn

Little Heath, Gamlingay,
Cambridgeshire, SG19 3LL
Guide Price £935,000

country
properties

Set within an exclusive development of six new build barn style homes, Threshers Barn, is a beautiful high-spec four bedroom home situated in the quiet village of Gamlingay.

With modern contemporary spaces, the property has open plan living/dining and a separate kitchen, with two bedrooms on the ground floor. Upstairs has a further two bedrooms, en-suite and family bathroom. With bespoke kitchen and utility, engineered timber flooring to the living areas, carpets to the first floor and porcelain floor tiles to the bathrooms. Underfloor heating to the ground floor and radiators to the first floor, air source heat pump and interior designed finishes.

The gardens have external lighting, porcelain rear patio and EV charging point.

NOTE: Images are for illustrative purposes only

Nestled in the quiet popular village of Gamlingay, in the Cambridgeshire countryside, whilst peaceful there is a supermarket, doctors surgery and post office close by. The market towns of Biggleswade and Sandy are just a short drive away, with pubs, independent shops and farm shops. Just a 40 minute drive and you can be in the city of Cambridge with its famous universities, amazing architecture and bustling array of shops and restaurants.

- Beautiful four bedroom barn style home
- Family bathroom and two en-suites
- Exclusive private development
- High specification throughout
- Underfloor heating to the ground floor
- Solar panels
- 10 year Buildzone warranty







THRESHERS BARN
Ground Floor

The ground floor features an open-plan living/dining area, separate kitchen area, and two bedrooms and an en-suite to one.



Four Bedroom Home

Total 2,218 SQ FT

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| 1. Kitchen 5.21m x 4.94m 17'1" x 16'2" | 3. Bedroom one 4.08m x 3.76m 13'5" x 12'4" | 5. En-suite 1.82m x X.XXm 6'0" x XX" | 7. Bedroom four 4.87m x 2.69m 16'0" x 8'10" |
| 2. Living/Dining area 11.46m x 7.02m 37'7" x 23'0" | 4. Bedroom two 5.81m x 4.08m 19'1" x 13'5" | 6. Bedroom three 3.69m x 3.49m 12'1" x 11'5" | |



THRESHERS BARN
First Floor

Upstairs, you'll find an additional two bedrooms with an en-suite to one and a family bathroom.



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| 8. En-suite X.XXm x X.XXm XX" x XX" | 9. Family bathroom 2.64m x 1.63m 8'8" x 5'4" |
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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