



25, High Street

Bassingbourn, Royston,
Cambridgeshire, SG8 5NE

OIEO £700,000

country
properties

Country Properties are pleased to present this attractive characterful family home situated in the heart of the sought after village of Bassingbourn. This charming property boasts beautiful original features such as high ceilings, stained glass windows and open fireplace. The property comprises; entrance hallway, lounge, snug/dining room/office, kitchen/diner, separate utility, downstairs WC, to the first floor accommodation are 4 good size bedrooms and a family bathroom.

The very popular village of Bassingbourn is well situated from Royston town centre (3.4Miles) and Cambridge city centre (14.3Miles) both with train links to London and also has good access onto the A505, A1M & A10. Bassingbourn village has a number of facilities including convenient shop, farm shop, a doctor's surgery, a dental surgery, a garage, Post Office, bakery, coffee shop, chemists, hairdressers, and public houses, as well as beautiful countryside walks. The village holds an annual steam train event which is hosted by the Hoops public house.

- Characterful Family Home
- 4 Good Size Bedrooms
- Beautiful Enclosed Rear Garden
- Spacious Kitchen / Diner
- 2 Reception Rooms
- Family Bathroom & Downstairs WC
- Studio/Gym
- Separate Utility Room



Ground Floor

Entrance Hallway

Wooden front door with a stain glassed window above, radiator, original tiled flooring, access to the living room, snug/office and kitchen/breakfast room, stairs to the first floor accommodation, single glazed sash window to the recess of the stairs, smoke detector, large storage cupboard, plug socket, high ceilings, original features throughout.

Living Room

17' 2" into bay x 12' 9" (5.23m x 3.89m)
Single glazed sash bay windows which are secondary glazed, plenty of double sockets, two large radiators, original corning, cornice rose, beautiful feature fireplace with marble surround, mantle and stone heath.

Dining Room/Snug/Study

15' 8" x 8' 0" (4.78m x 2.44m)
Versatile room currently used as an office/study, radiator, plenty of double sockets, original single glazed sash bay window to the front aspect with secondary glazing, high ceilings and original corning and cornice rose.

Kitchen

13' 11" into recess x 13' 6" (4.24m x 4.11m)
Single glazed wooden doors and windows to the side aspect, matching wall and base units, integrated dishwasher, large Britannia double oven with electric hob, integrated fridge, sunken sink with built in drainer, roll edge worktop and splash back, tiled flooring throughout, double doors leading onto the patio area, two radiators, large built in cupboard, access to utility room.

Utility Room

12' 0" x 10' 7" max (3.66m x 3.23m)
Space and plumbing for dishwasher, washing machine and tumble dryer, space for a large American fridge/freezer, base units with roll edged work top above, stainless steel sink and drainer and splash back, extractor fan, plenty of double sockets, oil fired boiler, doors to the kitchen and rear garden, single glazed window to the side aspect, access to the downstairs WC.



Downstairs WC

Wash hand basin, low level flush WC, radiator, single glazed large window to the rear aspect.

First Floor

Landing

Large single glazed featured window overlooking the rear garden, Velux single glazed window to the rear aspect, access to all first floor accommodation, loft access, smoke detector, power sockets, radiator.

Master Bedroom

16' 8" into recess x 12' 9" (5.08m x 3.89m)
Plenty of double sockets, radiator, two single glazed sash windows to the front aspect with secondary glazing

Bedroom Two

14' 4" x 9' 11" (4.37m x 3.02m)
Plenty of double sockets, radiator, high ceilings, single glazed sash window to the front aspect which secondary glazing.



Bedroom Three

11' 5" x 8' 7" (3.48m x 2.62m)

Single glazed sash window to the front aspect with secondary glazing, high ceilings, radiator, plenty of double sockets.

Bedroom Four

13' 11" x 4' 9" (4.24m x 1.45m)

Dual aspect single glazed sash windows to the side and rear aspect with secondary glazing, radiator, plenty of double sockets, telephone point.

Family Bathroom

Partially tiled, tiled flooring, underfloor heating, two large heated towel rails, double glazed uPVC obscure window to the side aspect and a further obscured single glazed sash window to the side aspect, stand alone bath, large shower with mains shower above, low level flush WC, double wash hand basin with vanity unit below, airing cupboard housing the water tank.

External

Garden

Access via door from the utility area and single glazed double doors from the kitchen/breakfast room, large patio area surrounded by shingle stones, plenty of trees and shrubs, fully enclosed via fence and walls, outside tap, leading onto large lawn area with a shed, outbuilding and car pool access space.

Gym/Home Office

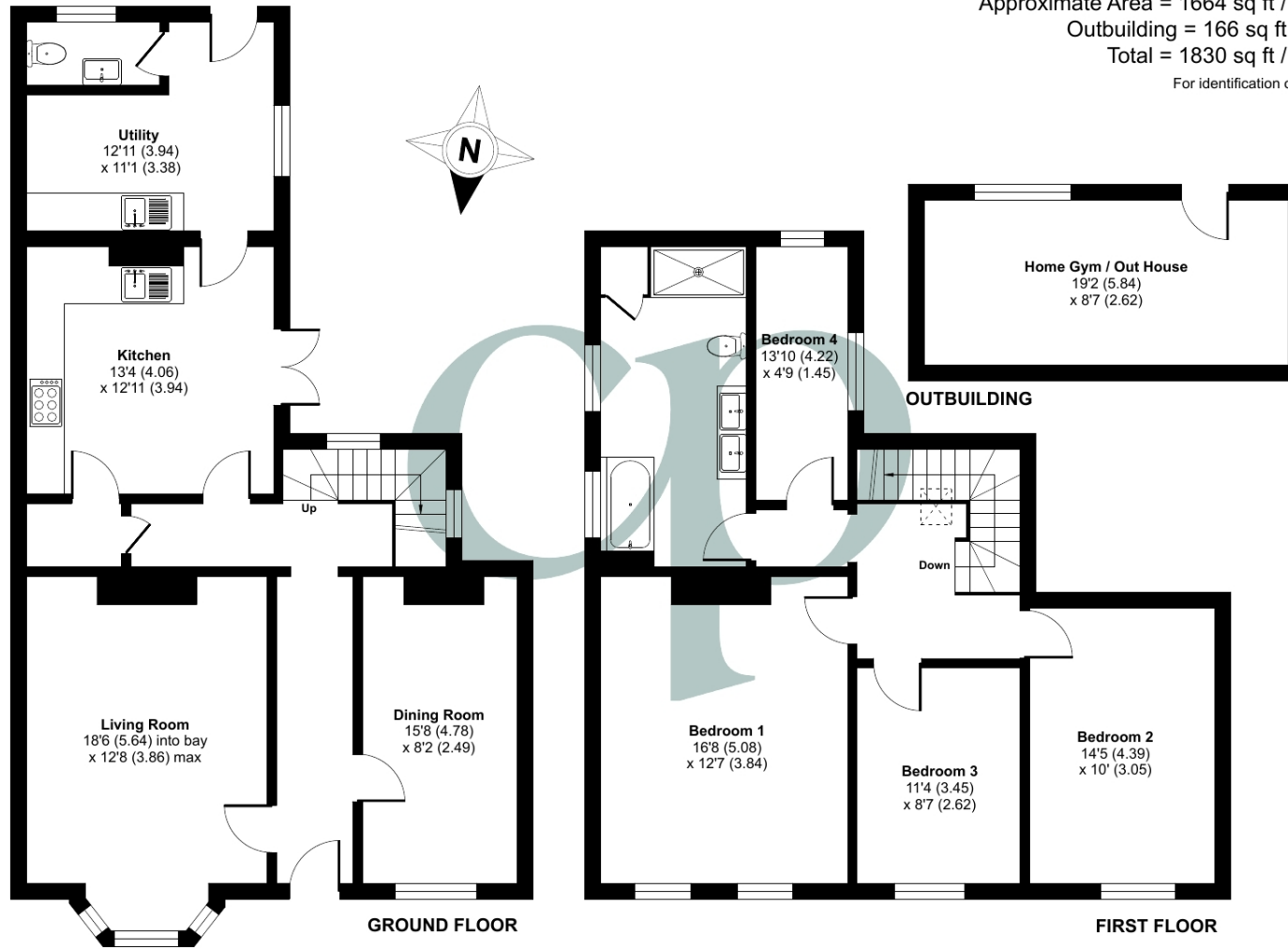
13' 10" x 7' 10" (4.22m x 2.39m)

Single glazed door and window to the side aspect, lighting and power, a versatile space currently used as a gym.

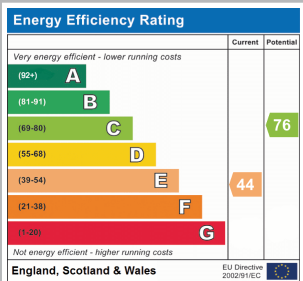




Approximate Area = 1664 sq ft / 154.5 sq m
 Outbuilding = 166 sq ft / 15.4 sq m
 Total = 1830 sq ft / 169.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Country Properties. REF: 1097679



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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

country
properties