



9 Fairway Close
Bourn, Cambridge

A stunning family home located in a sought-after West Cambridgeshire village with views over Bourn golf course

A generously-proportioned detached five bedroom property, neutrally decorated and with wooden flooring across much of the ground floor, combining to provide an elegant, practical and cohesive living and entertaining environment. It is located in an exclusive cul de sac neighbouring the golf course in a popular village, near to local amenities.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



2,604 SQ FT



**GUIDE PRICE
£1,150,000**



The property

9 Fairway Close is an attractive family home constructed of variegated brick and offering more than 2,600 sq ft of light-filled flexible accommodation arranged in an L-shaped configuration over two floors. Designed to provide an ideal family and entertaining space and featuring quality fixtures and fittings throughout and a wealth of pale Amtico flooring with underfloor heating across the ground floor, the accommodation flows from a welcoming reception hall with useful storage and cloakroom. It comprises a front aspect drawing room with bespoke full-height modern storage and a generous 25 ft dual aspect sitting room with full-height glazing incorporating French doors to the rear terrace. To the rear, the kitchen/dining room offers a range of bespoke wall and base units including a large central island with breakfast bar, with Dekton worktops and splashbacks, modern integrated Siemens sudioline appliances comprising of an induction hob with integrated ventilation system, two built in self cleaning ovens one of which is a combined conventional, steam and microwave oven, two warming drawers, full height

fridge, undercounter freezer and undercounter dish washer and water softener. Neighbouring the kitchen is the utility room fitted with a range of high-gloss units and with a door to the side aspect. The dining area has space for a good-sized table and full-height glazing with French doors to the terrace to two aspects, both sets flooding the area with natural light.

On the first floor the property provides a spacious L-shaped principal bedroom with built-in storage, full-height glazing incorporating French doors to a rear aspect Juliet balcony overlooking the garden and golf course beyond, and a contemporary en suite shower room. There is an additional vaulted double bedroom with fitted dressing area and en suite shower room, while three further well-proportioned bedrooms and a modern family bathroom with bath and separate shower complete the facilities.



Outside

Set behind a low-maintenance paved and gravelled front garden with feature wicker fencing and having plenty of kerb appeal, the property is approached from the cul de sac over a block-paved side driveway providing private parking and giving access to the attached double garage, which benefits from a door to the rear terrace. The enclosed garden to the rear is laid mainly to lawn bordered by a mix of gravelled and planted flower and shrub beds and features a contemporary gazebo with paved flooring extending to a terrace and a spacious wraparound paved terrace, the whole backing onto the golf course and ideal for entertaining and al fresco dining.

Location

Bourn is a charming Cambridgeshire village located approximately 9 miles west of the University city of Cambridge. Voted one of the best villages by the Sunday Times with a good range of local facilities including primary school, GP surgery, Cambridge Country Club, post office/shop, local butcher & vegetable shop (Knibbs), café (The Stove), pub

restaurant (The Willow Tree), Indian restaurant (Lalbagh). Cambridge Country Club offers a gym, 18 hole golf course, spa, swimming pool, wellness centre, bar and restaurant.

Surrounded by picturesque farmland with plenty of footpaths and bridleways to explore, Bourn's location makes it an ideal destination for those seeking a peaceful retreat away from the hustle and bustle of city life.

The University city of Cambridge offers extensive cultural and shopping facilities together with an outstanding choice of independent schools for all ages. Bourn is within the catchment area of Comberton Village College and Cambourne Village College. The nearby market towns of St. Ives, St. Neots and Royston offer further cultural and shopping facilities. London commuters are well served, Bourn is well placed for mainline stations at Royston, St. Neots, Huntingdon and Cambridge. The village is easily accessible by car, with the A428, A1198, A1 and M11 both passing nearby, and it is also conveniently located near several major airports, including London Stansted and London Luton.



Distances

- Cambourne 5.2 miles
- Cambridge 9.5 miles
- Royston 13 miles
- St Neots 12.4 miles
- Huntingdon 14.3 miles
- St Ives 11 miles
- Bedford 23.6 miles

Nearby Stations

- Royston
- St Neots
- Cambridge
- Huntingdon

Key Locations

- Cambridge Country Club (Golf, Gym, Spa, Bar, Restaurant)
- University of Cambridge
- Wimpole Hall
- Market Town of St Ives, Huntingdon, St

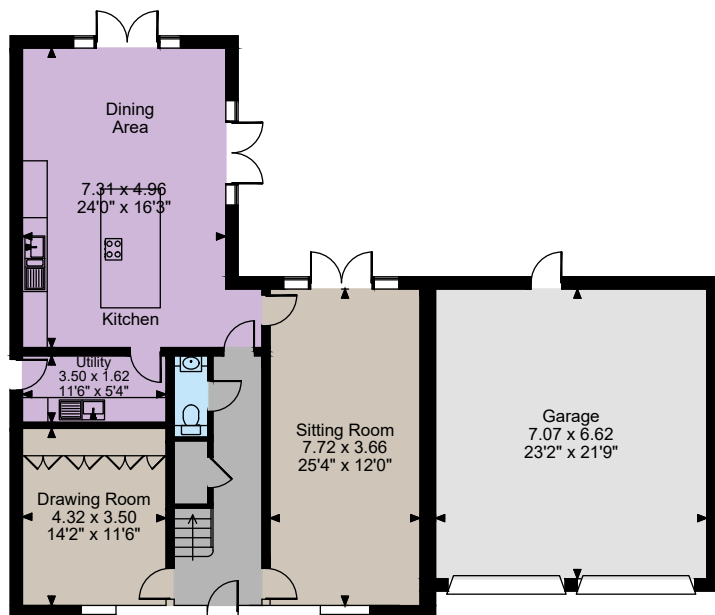
Neots and Royston

- Duxford Imperial War Museum

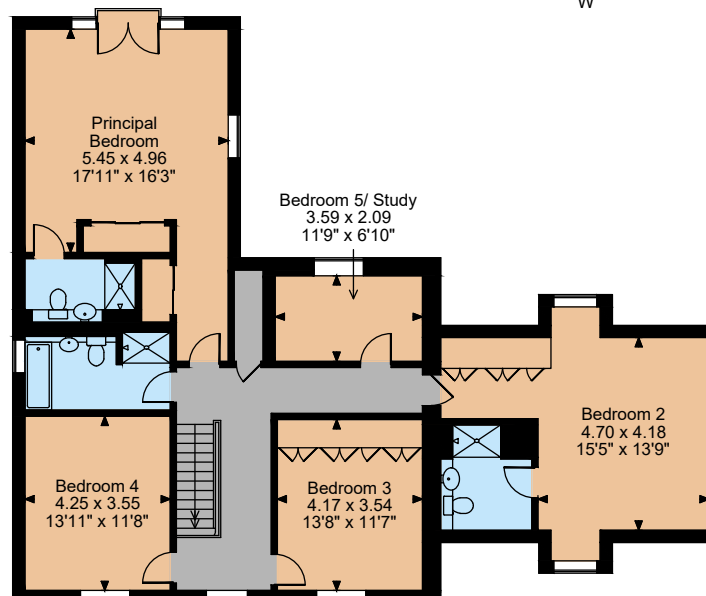
Nearby Schools

- Bourn Church of England Primary Academy
- Comberton Village College
- King's College The Perse School
- St. John's College School
- Stephen Perse Foundation
- St. Faith's
- Cambridge Academy for Science and Technology
- Cambridge International
- Trumpington Community College

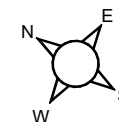




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 2,604 sq ft (242 sq m)

Garage internal area 504 sq ft (47 sq m)

For identification purposes only.

Directions

CB23 2AA

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General

Local Authority: South Cambridgeshire

Services: Mains electricity, water and drainage. Color gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/> Fibre Broadband (Sky) is fitted at the property

Council Tax: Band G

EPC Rating: C

Service charge: £880 per annum

Additional information: Four Solar Panels are fitted on the roof. Electric car charger is fitted to the garage. Underfloor heating throughout the ground floor.

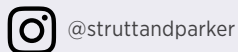
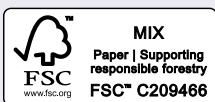
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