

Tinkers Lane, Kingston, CB23 2NW

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Kingston,
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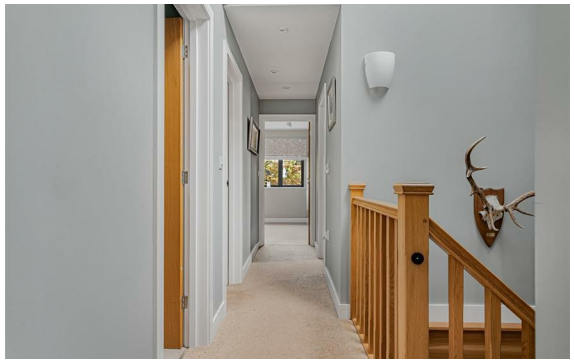
## Guide Price £895,000



A most impressive, modern, detached, barn style home with spacious accommodation, over two floors. Benefitting from atmospheric reception hall, luxury kitchen/dining room, and grand living room. The principal bedroom suite has vaulted ceilings and incorporates dressing room, bathroom, and bedroom overlooking the rear garden. The grounds surround the property, with gated access, to gravel driveway, detached garaging, an enclosed rear and side gardens, with detached studio and storage shed.









## LOCATION

Tinkers Lane is situated on the edge of the picturesque South Cambridgeshire village of Kingston, approximately 7 miles west of Cambridge, offering a peaceful rural setting whilst remaining conveniently accessible to the city. Kingston provides a strong sense of community, with a village hall, historic church and local amenities, whilst nearby Bourn and Comberton offer further everyday facilities and schooling. Cambridge is readily accessible by road, with the wider A428 and M11 network providing convenient connections towards London, the A1 and regional centres. Rail services are available from nearby Shepreth and Foxton stations, with regular services towards Cambridge and London, while a regular bus service operates from Kingston village.

**ENTRANCE HALL**
A double glazed entrance door with double glazed side panel leads into the entrance hall. Part-vaulted ceiling with inset downlighters and speakers. Tiled floor with underfloor heating and recessed matwell. Triple glazed window to the front aspect.

**CLOAKROOM**
Fitted with a white Duravit suite comprising wall-mounted Geberit flush WC and wall-mounted wash hand basin with mixer tap. Tiling to splashbacks. Fitted cupboards housing meters. Tiled floor with underfloor heating. Triple glazed frosted window to the rear.

**RECEPTION HALLWAY**
A particularly impressive reception hallway with staircase rising to the first floor. Part-vaulted ceiling with inset downlighters and speakers. Under-stairs storage cupboard. Tiled floor with underfloor heating. Twin doors lead through to the:

**LIVING ROOM**
A superb reception room featuring a log-burning stove with exposed timber ceiling incorporating inset downlighters and speakers. Triple glazed windows to either side and large triple glazed sliding doors to the rear, providing an attractive outlook and direct access to the garden.

**KITCHEN/DINING ROOM**
A stunning open-plan kitchen and dining room fitted with a high-quality, bespoke Shaker-style kitchen with granite working surfaces and matching upstands. Undermount double bowl sink unit with mixer tap and separate boiling water tap. Central island with granite work surface incorporating Siemens induction hob and high-level extractor.

A comprehensive range of Siemens appliances includes an electric fan oven, combination microwave oven and warming drawer, together with concealed full-height refrigerator and separate freezer. Pull-out larder cupboard and concealed integrated dishwasher. Oak breakfast bench with storage below.

The room features a range of inset downlighters, speakers and hanging pendant lights. Tiled floor with underfloor heating. Triple glazed windows to three aspects and door leading to the outside.

**UTILITY ROOM**
Granite working surfaces with matching upstands and undermount sink unit with grooved drainer. Range of fitted storage cupboards, with space and plumbing for stacked automatic washing machine and tumble dryer. Tiled floor with underfloor heating. Triple glazed window to the side aspect.

**STUDY**
Fitted with a range of shelving. Underfloor heating. Triple glazed window to the side aspect.

**FIRST FLOOR**

**LANDING**
An impressive first floor landing with a feature tall, vaulted ceiling. Loft access door with triple glazed remote controlled rooflight. Loft ladder, underfloor heating.

**PRINCIPAL BEDROOM SUITE**
A generous principal bedroom suite comprising:

**DRESSING AREA**
Fitted with a range of wardrobes, shelving and drawers.

**EN-SUITE BATHROOM**
Freestanding double-ended bath with wall-mounted mixer tap and handheld shower attachment. Large walk-in shower with rainfall shower head and glazed shower screen. Pair of wash hand basins with mixer taps and storage drawers beneath. Tiled floor and part-tiled walls. Wall-mounted Geberit flush WC. Feature full-height vaulted ceiling with triple glazed electrically operated Velux rooflight and remote control. Heated towel rail. Double glazed frosted window to the side aspect.

**BEDROOM**
Open through from the dressing/bathroom area, with part-vaulted ceiling, underfloor heating and triple glazed windows overlooking the rear garden.

**BEDROOM TWO**
A well-proportioned double bedroom with underfloor heating and wall-mounted reading lights. Built-in cupboard with slatted shelving, together with part-frosted glazed doors and partitioning leading to the:

**BEDROOM THREE**
Underfloor heating, wall mounted reading lights and triple glazed window to the side aspect.

**BEDROOM FOUR**
Part-vaulted ceiling, underfloor heating, triple glazed window to the side aspect and wall-mounted reading light.

**FAMILY BATHROOM**
Panel bath with wall-mounted mixer shower over and glazed shower screen. Tiling to the bath surround and part-tiled walls. Heated towel radiator. Wash hand basin with mixer tap and storage drawer beneath. Wall-mounted Geberit flush WC and mirror-fronted cabinet with courtesy lighting. Inset downlighters and triple glazed frosted window to the side aspect.

**OUTSIDE**

**FRONT GARDEN AND PARKING**
The property is approached via a timber five-bar gate and separate pedestrian gate, leading to an extensive gravelled driveway providing parking for several vehicles. Electric vehicle charging point.

**DETACHED GARAGE/BARN**
Detached garage/barn with weatherboarded elevations beneath a pitched tiled roof. Remote-controlled roller door to the front, with power and light connected.

Gated access leads to the rear garden from either side of the property.

**REAR GARDEN**
The south facing rear garden is attractively landscaped, with deep, well-stocked flowering and shrub borders and gravelled pathways. A paved terrace provides an attractive seating and entertaining area, with ornamental grasses and hot tub, available by separate negotiation.

There is a further paved patio area to the rear, with steps rising to the principal lawn, which is predominantly laid to lawn and enclosed by deep and well-stocked flowering and shrub borders.

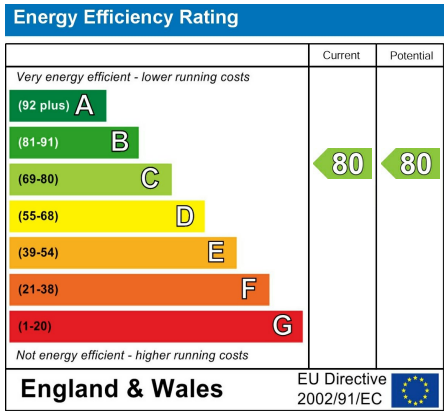
Additional features include a timber storage shed, with power and light and a detached studio with cat-3 points, fitted with an air-conditioning/heating unit, ceiling-mounted inset downlighters and double glazing to three aspects, incorporating a pair of double glazed doors opening to the front.



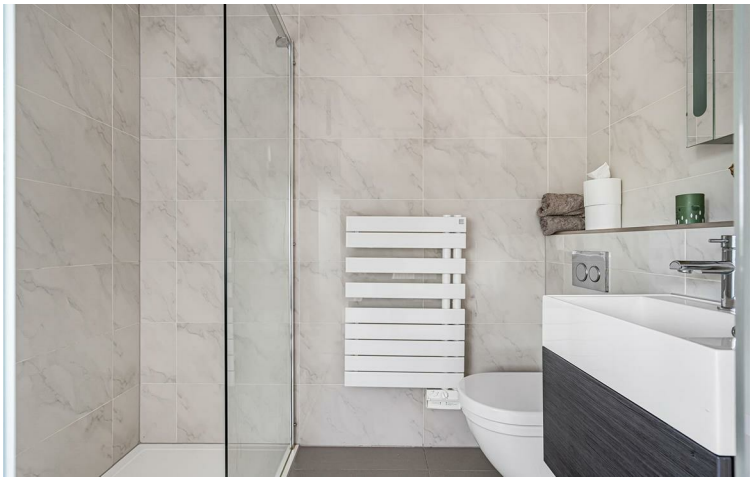














Guide Price £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council









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**Approximate Gross Internal Area 1979 sq ft - 183 sq m**
**(Excluding Garage & Outbuilding)**
Ground Floor Area 1039 sq ft – 96 sq m
First Floor Area 940 sq ft – 87 sq m
Garage Area 217 sq ft – 20 sq m
Outbuilding Area 143 sq ft – 13 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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