

Church Street

Great Gransden, SG19 3AF



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Nestled within attractive and leafy wrap around gardens Rippington Barn is a truly stunning Grade II listed extended barn conversion that provides practical living coupled with period charm. The property offers well planned and highly versatile accommodation with a wonderful blend of period features including exposed beams and vaulted ceilings seamlessly linking with the airy and elegant extensions.

The property occupies an outstanding position close to the heart of this highly sought-after village which is so well placed for access to major routes including the A428 and A1. The village provides a useful range of local amenities including a post office/stores, primary school, and local inn. For the commuter there are mainline stations close by in St Neots and Sandy and the university city of Cambridge is 13 miles away.

The front of the property offers a gravel driveway with lawn area featuring mature trees and shrubs leading to a large gravel parking area with a turning point and steps down to the entrance door.

The wrap around rear garden is mostly laid to lawn with feature mature trees and a large patio area retained by sleeper boarders.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, engineered oak flooring, exposed beams, doors to, steps down to inner hallway

INNER HALLWAY

With polished concrete floor, doors to plant room, ceiling downlights, doors to:

KITCHEN/DINER

With vaulted ceiling, windows to the side and rear aspects, four sets of bifold doors opening to the patio area, polished concrete floor, Corian worktop with inset sink and drainer grooves, Quooker boiling water tap, inset AEG hob with built in downdraft extractor fan, integrated Neff dishwasher, integrated chest level AEG microwave oven with warmer drawer below, integrated chest level AEG oven, integrated full height fridge, integrated full height freezer, breakfast bar with pop up sockets/ USB points, large range of under counter storage and fitted wall units

LOUNGE

With windows to the side aspect, polished concrete floors, bifold doors to the gardens, wood burning stove

GUEST CLOAKROOM

With polished tiled floor, low level wc with hidden cistern and eco flush plate, vanity unit with inset sink and chrome mixer tap, part tiled wall, chrome heated towel rail

UTILITY ROOM

With polished concrete floor, door to side access, matching eye and base level units, preparation counter with inset sink and drainer, chrome mixer tap, space and plumbing for washing machine and tumble dryer

PRINCIPAL BEDROOM

With window to the side aspect, vaulted ceiling, door to en-suite shower room, opening to dressing area with a window to the side aspect

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; large walk-in shower with glass and chrome shower screen, Vado digital shower, low level wc with hidden cistern and eco flush plate, wall mounted wash





basin with chrome mixer tap, part tiled walls, tiled floor, ceiling downlights, wall mounted mirror with built in backlight, chrome heated towel rail

BEDROOM 2

With window to the side aspect, exposed beams, door to en-suite shower room

EN-SUITE SHOWER ROOM

With walk in shower with drencher head over, separate handheld shower head, wall mounted wash basin with chrome mixer tap, low level wc with eco flush plate, tiled walls, tiled floor, ceiling downlights, chrome heated towel rail

BEDROOM 3

With window to the side aspect, vaulted ceiling, exposed beams

BEDROOM 4

With window to the side aspect, vaulted ceiling, exposed beams

FAMILY BATHROOM

With suite comprising; panelled bath with hand held shower, low level wc with hidden cistern and eco flush plate, wall mounted hand wash basin with chrome mixer tap, tiled walls, tiled floor, wall mounted mirror with built in backlight

FIRST FLOOR

LANDING

With oak and glass banister, door to storage cupboard, doors to:

FAMILY ROOM/MEZZANINE

With oak and glass banister, engineered oak flooring, Velux windows

STUDY/BEDROOM 5

With Velux window, engineered oak floor







Approx. gross internal floor area 243 sqm (2625 sqft)

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
7. If there is any point, which is of particular importance please ask us or seek professional verification.
8. These Sales Particulars do not constitute a contract or part of a contract.



CHEFFINS

Cambridge Residential Sales, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

T 01223 214214 E cambridge.residential@cheffins.co.uk F 01223 271950

cheffins.co.uk

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