



**OLD WIMPOLE ROAD, ARRINGTON, SG8**  
£950,000

**Carter Jonas**

# OLD WIMPOLE ROAD, ARRINGTON, SG8

Upon entering Noir Barn, you are welcomed by a spacious entrance hall leading into the stunning open-plan kitchen family room with double height ceiling, floor to ceiling windows and bi-fold doors onto the garden.

The contemporary kitchen features integrated fridge/freezer, dishwasher, oven, hob and extractor hood. A dedicated utility room with washing machine creates a useful space for family life. Further to this on the ground floor are two generously sized bedrooms accompanied by the family shower room.

The first floor features the principal bedroom with ample storage and en-suite shower room. There is a guest bedroom with en-suite bathroom and an impressive mezzanine allowing light to flood through to both bedrooms.

There are two gardens adjoining the property and in addition an outdoor snug accessed via an external staircase.

The property is located between the villages of Arrington and Kingston within the county of Cambridgeshire 7 miles north of Royston and 9 miles south-west of the city of Cambridge, with its rich culture and historic buildings.

Facilities in surrounding villages include Primary Schools at Orwell, Comberton and Bourn, as well as the Ofsted 'Outstanding' rated village secondary school also at Comberton. There are a number of pubs and restaurants within a few miles radius of the property including the Cambridge County Club. Small village shops and amenities are located in the surrounding villages.

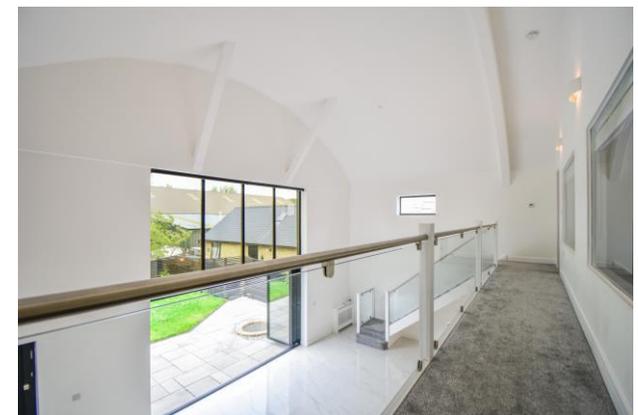
A mainline train stations to London Kings Cross is located at Royston, approximately 15 minutes by car and has journey times between 45 minutes to 1 hour. A direct line train service into Cambridge is available from Foxton which is again approximately 15 minutes by car and has a journey time between 10 and 15 minutes.

**TENURE** Freehold

**LOCAL AUTHORITY** South Cambridgeshire District Council

**EPC BAND** C

**ENJOYING UNSPOILT VIEWS OF THE CAMBRIDGESHIRE COUNTRYSIDE, THIS SUBSTANTIAL FOUR BEDROOM BARN CONVERSION HAS BEEN THOUGHTFULLY DESIGNED TO MAXIMISE NATURAL LIGHT AND SPACE.**

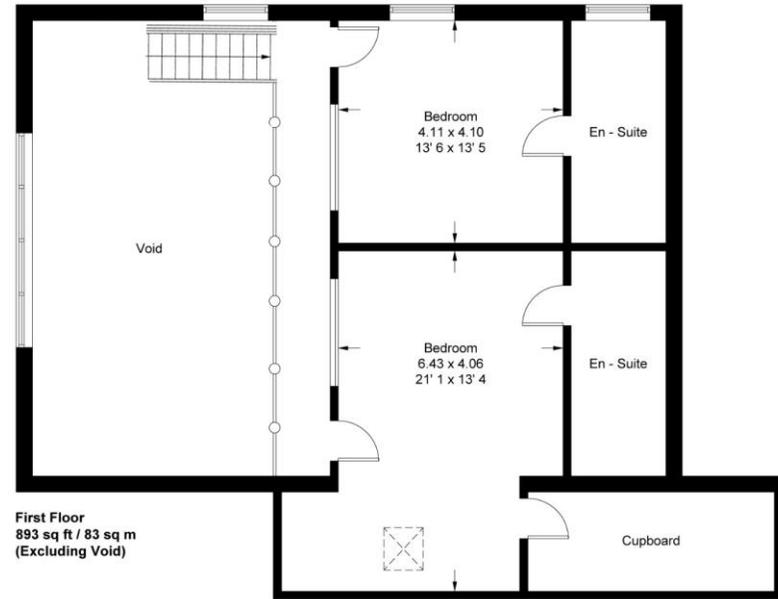
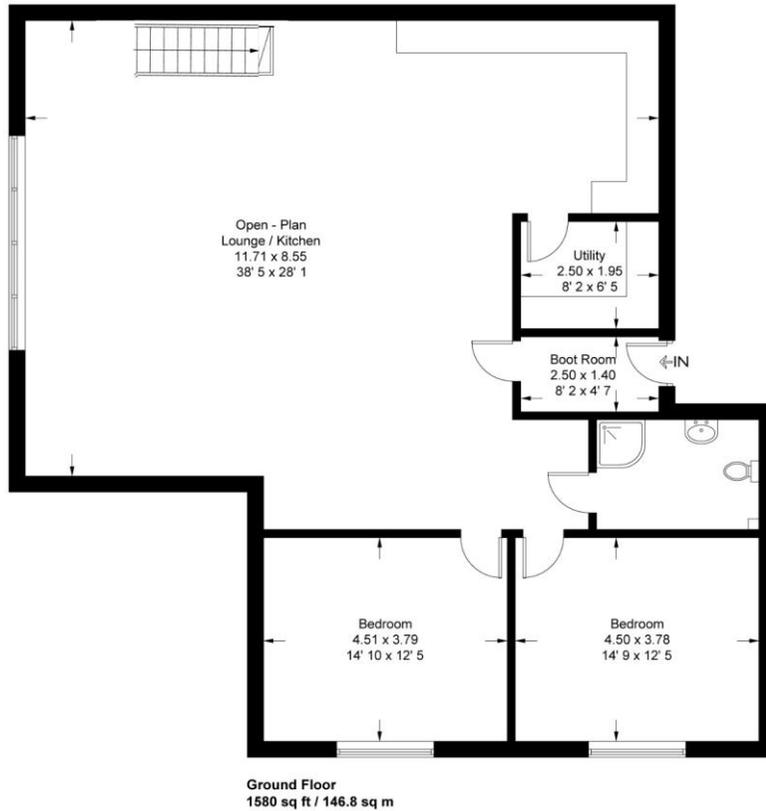




Classification L2 - Business Data

# Noir Barn

Approximate Gross Internal Area = 2473 sq ft / 229.8 sq m  
(Excluding Void)

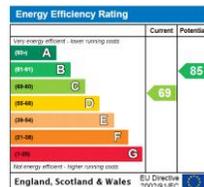


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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