

The Barns

KINGSTON

A BRAND NEW AND EXCLUSIVE DEVELOPMENT OF JUST TWO BARN CONVERSIONS OFFERING STUNNING AND
SUBSTANTIAL ACCOMMODATION SET AGAINST A BACKDROP OF ROLLING CAMBRIDGESHIRE COUNTRYSIDE

The Barns

KINGSTON

Surrounded by the delightful Cambridgeshire countryside, The Barns at Kingston are a perfect blend of stylish contemporary living whilst retaining the charm of their former agricultural use. The Barns form an exclusive new development offering generous accommodation with a high degree of flexibility and an outstanding specification.

The properties both benefit from allocated parking areas as well as landscaped outside space to enjoy, all in the charming village of Kingston, perfectly situated for access into Cambridge and major routes.





KINGSTON

The picturesque south Cambridgeshire village of Kingston lies west of the city and is easily accessible via the A603. The village is home to a fine church and village hall and is well placed for amenities including the brand new Cambridge Country Club incorporating extensive wellness and leisure facilities including a state-of-the-art gym and an 18-hole golf course as well as a restaurant and guest lodges. Bourn (4 minute drive) also offers the popular Willow Tree pub and an Indian restaurant. For more local amenities, the neighbouring village of Toft (1.5 miles) has a post office and village store offering a selection of local produce. Comberton village college is just 3 miles away and Kingston is within the catchment for the Ofsted rated “Outstanding” secondary school.



The city of Cambridge, world-famous for its architecture, shopping and culture is within easy reach of Kingston and offering everything you could need or want- from its quaint open-air market to its iconic universities and punting, to places to eat and shop for all the family. There is just as much life to Cambridge in the evening as there is in the daytime – with theatre, concerts, cinema, pubs and bars.



APPROX
INTERNAL
AREA: 2,173 sq.ft



WILLOW BARN

Stunning and substantial residence of exceptional charm and quality, providing a high degree of flexibility and incorporating many special features including a most impressive open-plan kitchen/ dining/family room overlooking a delightful private rear garden.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n&hcom 2022.
REF: 824120



APPROX
INTERNAL
AREA: 1,915 sq.ft



ACORN BARN

A generously proportioned home which, like its neighbouring property, offers outstanding space and flexibility and incorporates many special features. The property is situated towards the rear of the development and enjoys a high degree of privacy, backing on to open farmland.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.
REF: 824122



SPECIFICATION



- Stylish kitchen with high spec integrated appliances and quartz worktop.
- Sanitaryware and tiling from Porcelanosa
- Engineered oak flooring, large format tiles and carpet
- Underfloor heating throughout
- Powder-coated aluminium high-performance sealed unit double glazed windows
- 10 year home warranty with Advantage
- Air source heat pump
- Slate roof and landscaped gardens.



Blues Property is an independent developer with a strong reputation for creating desirable, bespoke homes in prime locations. Established in 2005, the business has facilitated a wide variety of new builds in Cambridge and the surrounding villages.



KINGSTON

EDUCATION

Meridian Primary School (Good Ofsted)

Harbour Ave, Comberton, Cambridge

CB23 7DD

Tel: 01223 262423

Bourn C of E Primary School

(Outstanding Ofsted)

Riddy Ln, Bourn, Cambridge CB23 2SP

Tel: 01954 719282

Comberton Village College

(Outstanding Ofsted)

West St, Comberton, Cambridge CB23 7DU

Tel: 01223 262503

LOCAL AUTHORITY

South Cambs District Council

South Cambridgeshire Hall

Cambourne Business Park

Cambridge CB23 6EA

POLICE

Cambridgeshire Constabulary

www.cambs.police.uk

DOCTORS

Bourn Surgery

25 Alms Hill, Bourn, Cambridge CB23 2SH

Tel: 01954 719313

POST OFFICE

Toft Post Office

6 High Street, Toft, Cambridge CB23 2RL

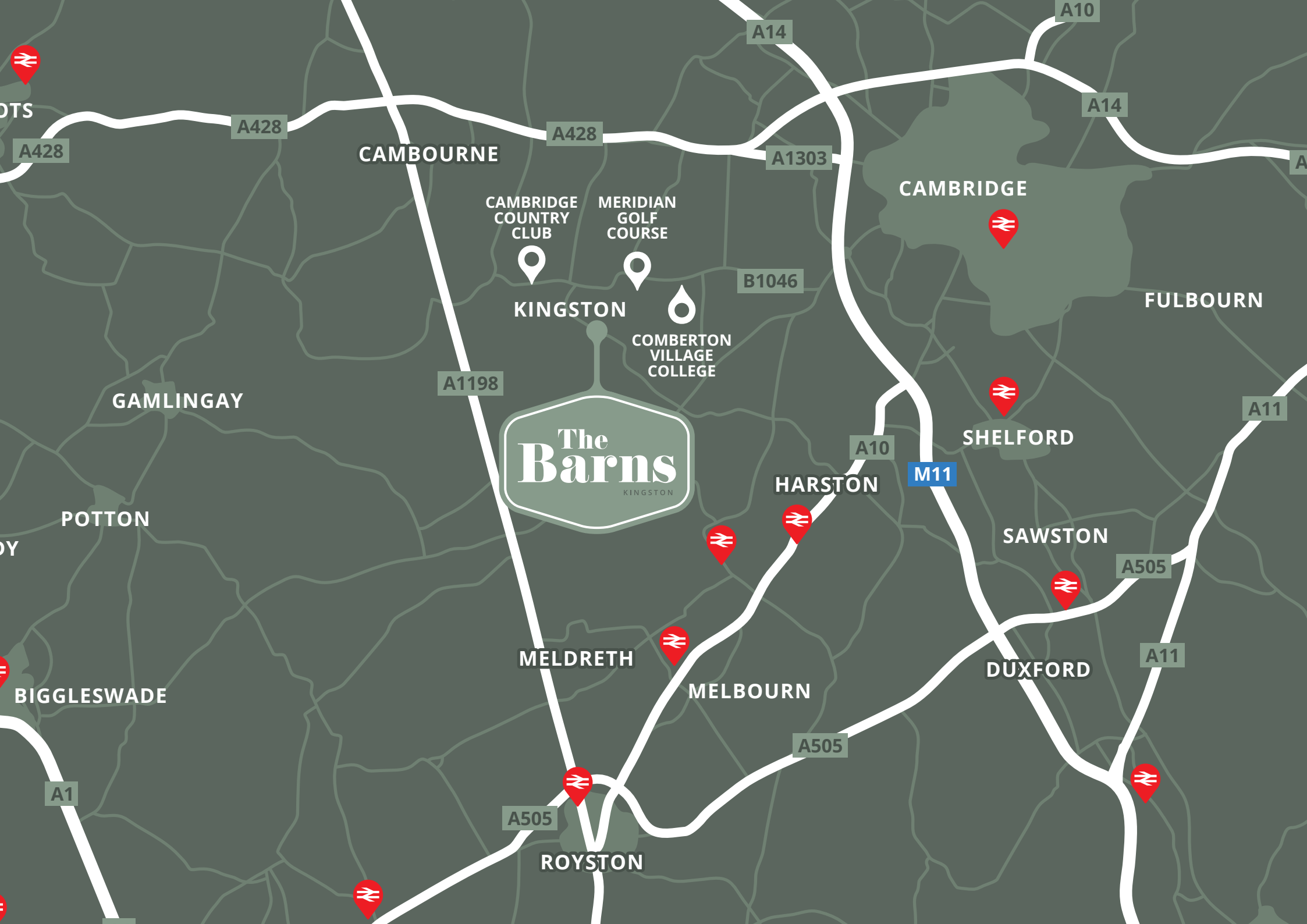
Tel: 01223 262204

RAIL LINKS

Cambridge (9 miles): Trains to London 54 mins

Royston (11 miles): Trains to London 39 mins





The
Barns
KINGSTON

CAMBOURNE

CAMBRIDGE

FULBOURN

KINGSTON

MERIDIAN
GOLF COURSE

CAMBRIDGE
COUNTRY CLUB

COMBERTON
VILLAGE COLLEGE

GAMLINGAY

SHELFORD

HARSTON

SAWSTON

DUXFORD

MELBOURN

MELDRETH

ROYSTON

BIGGLESWADE

POTTON

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The Barns

KINGSTON

The Barns, Tinkers Lane,
Kingston CB23 2NW

CHEFFINS

For enquires please contact Cheffins on
01223 214214



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