

Bridgefield, Toft Road, Kingston, Cambridge





A luxurious seven bedroom home with an indoor pool, tennis court, and stunning south-facing gardens, surrounded by woodlands and countryside offering privacy and tranquility.

Summary of accommodation

Main House

Entrance hall | Playroom | Sitting room | Drawing room
Family/dining room | Study | Kitchen/breakfast room | Pantry
Conservatory | Utility Room | Home Office | Boot Room
Shower Room | Two Cloakrooms | Swimming pool | Garage

Principal bedroom with ensuite bathroom, dressing room,
and balcony | Five guest bedrooms with ensuite bathrooms
One further bedroom | One further bathroom

Loft room | Store room

The Barn

Entrance hall | Kitchen/dining room | Pantry | Sitting room
Utility room | Cloakroom

Three bedrooms | One bathroom and two bath/shower
rooms | Snug | Study

Garden and Grounds

Landscaped gardens | Large terrace to the rear of the house
Tennis court | Summer house/gym | Ornamental pond

In all about 6.5 acres



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Situation

Bridgefield is conveniently situated on the outskirts of Kingston between Kingston and Toft, approximately 6 miles west of Cambridge. The property offers easy access to the A428, A603 and M11, making it well-connected to major routes.

The nearby village of Toft provides local facilities including a post office/shop, village hall, recreation ground, and church. The next village, Comberton, offers further amenities such as a primary school, doctor's surgery, public house, and Comberton Village College - a highly acclaimed school for secondary and higher education. Golfing enthusiasts can enjoy Bourn Golf/Leisure Club, and indoor sports facilities are available at Comberton Village College.

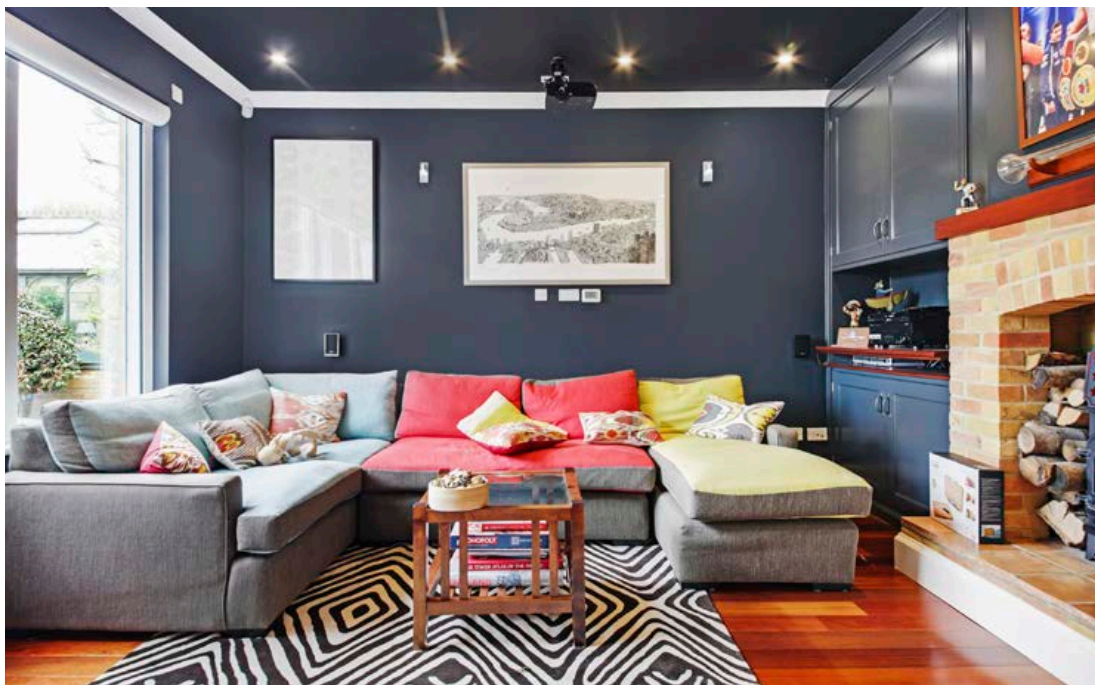
The University City of Cambridge, a center of high-tech industry, is within easy reach, offering access to internationally renowned science parks, university research and development laboratories, and Addenbrooke's Hospital/Biomedical Campus. The south and west sides of the city offer an excellent choice of independent schools.

Bridgefield is also well-connected to London, with the M11 (junction 12) within approximately 5 miles, and Royston Station 12 miles away. Stansted Airport is also easily accessible via the M11.

Distances

Cambridge 7.7 miles (London King's Cross from 48 minutes), Royston Station 12 miles (London King's Cross from 37 minutes), M11 Junction 12 5 miles, London Stansted Airport 32.5 miles.
(Distances and times approximate)





Bridgefield

This stunning seven bedroom residence boasts a range of luxurious features, including an indoor swimming pool, tennis court, and beautifully manicured gardens. The high ceilings and well-proportioned rooms throughout add to the grandeur of the property.

The double height entrance hall provides a grand entrance that leads to a superb open plan family/dining room with a solid mahogany floor. The bespoke kitchen/breakfast room features granite work surfaces and integrated appliances, making it a great place to cook and entertain guests. The double-glazed conservatory is the perfect spot to relax and enjoy the tranquility of the garden.

The principal bedroom is equally impressive, with French doors that lead to a south facing balcony, dressing room, and en suite bathroom.

In addition to the main house, the property also includes a stunning three bedroom timber-clad barn built using reclaimed timbers. This independent dwelling has well-proportioned accommodation arranged over three floors, with separate utility services and broadband.

A long gravel driveway leads to a double car port, providing ample space for parking. Whether you're looking for a versatile family home or an entertainer's paradise, Bridgefield is the perfect property that offers luxurious living in a beautiful setting.





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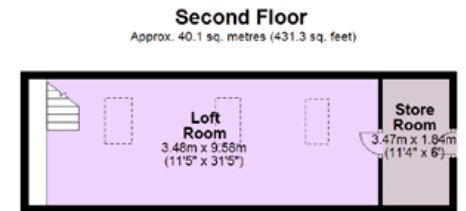
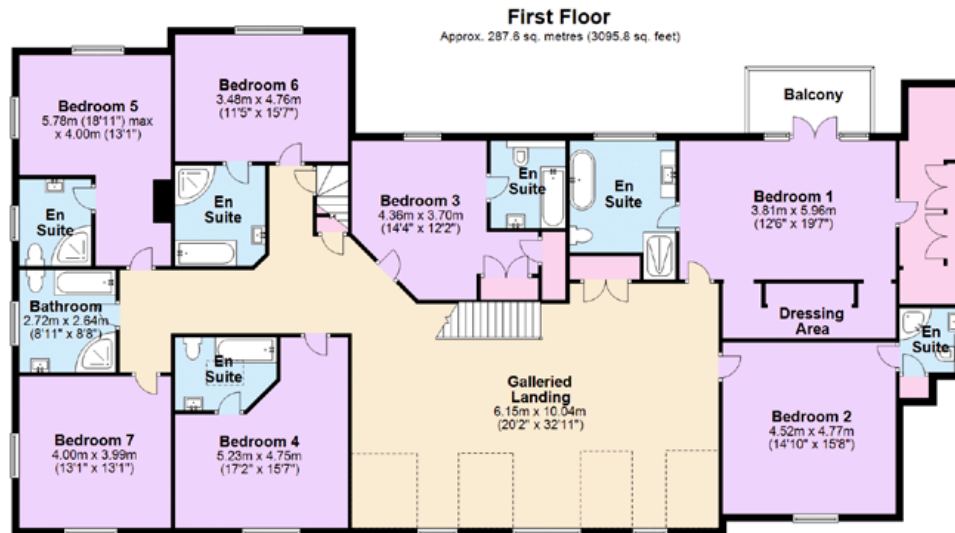
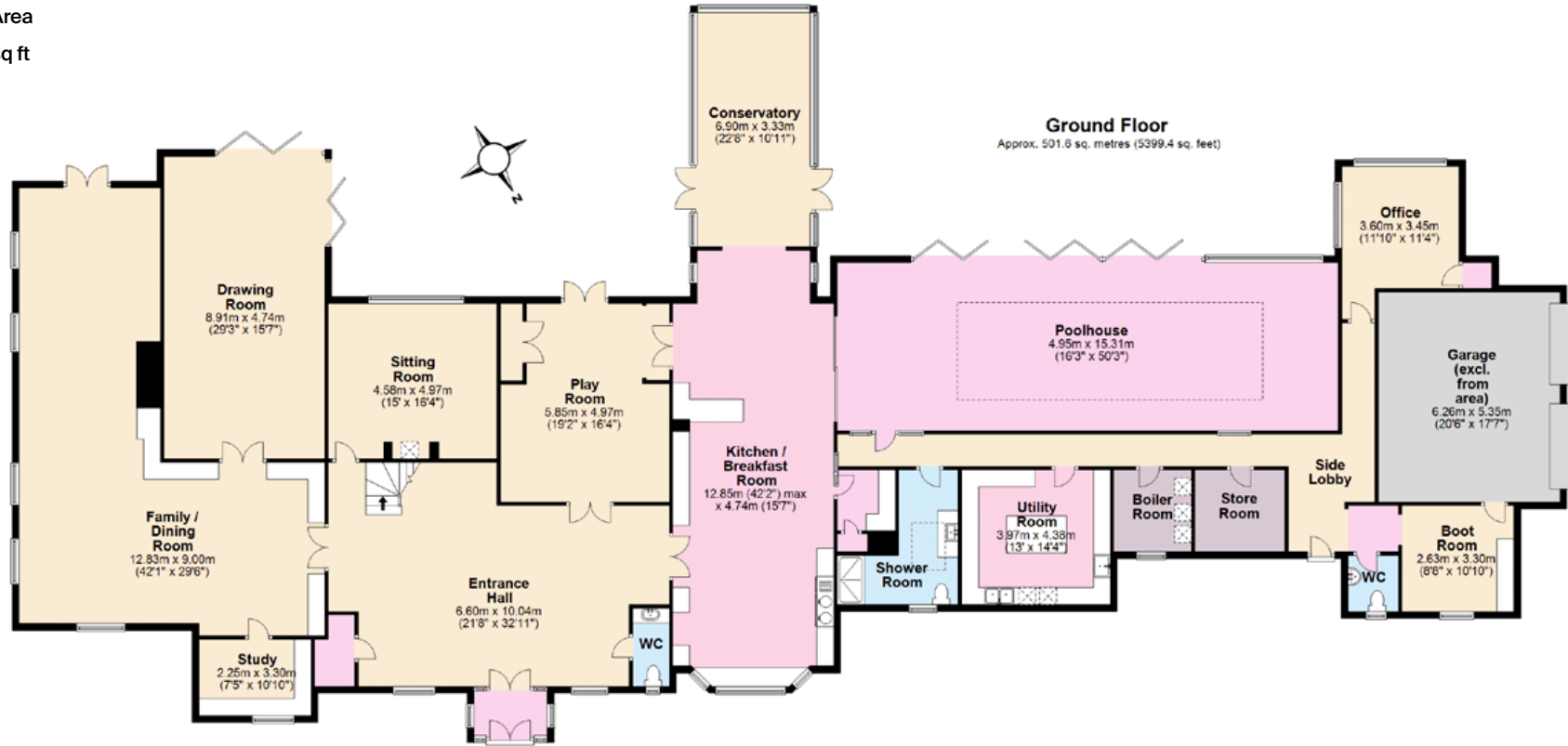








Approximate Gross Internal Floor Area
 Main House: 829.3 sq m / 8,926.5 sq ft



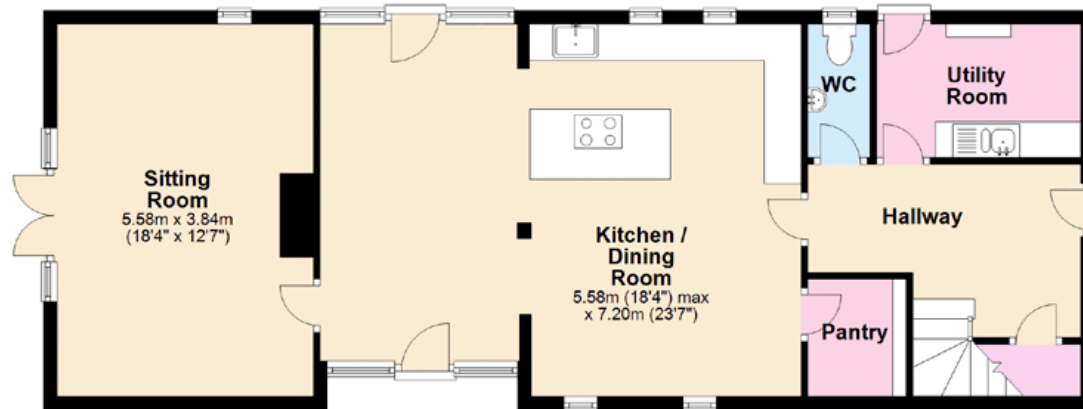
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Floor Area

The Barn: 240.1 sq m / 2583.9 sq ft

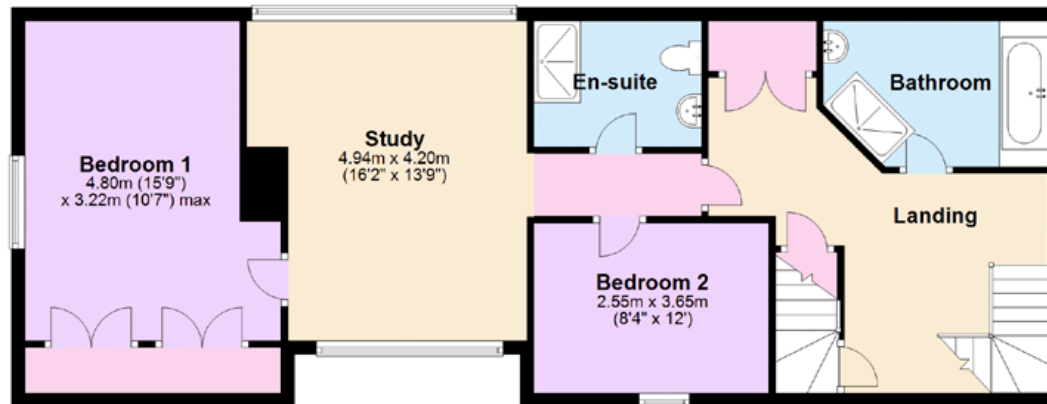
Ground Floor

Approx. 83.8 sq. metres (902.2 sq. feet)



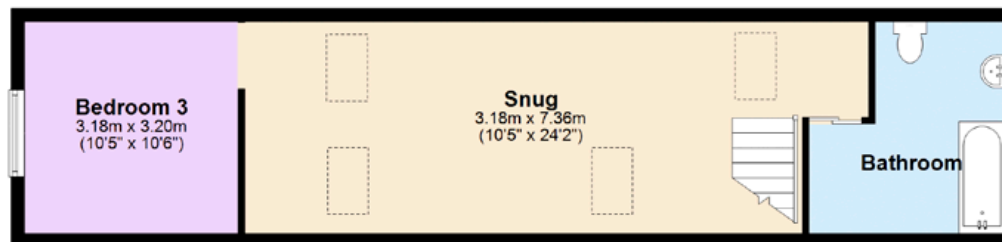
First Floor

Approx. 83.2 sq. metres (895.1 sq. feet)



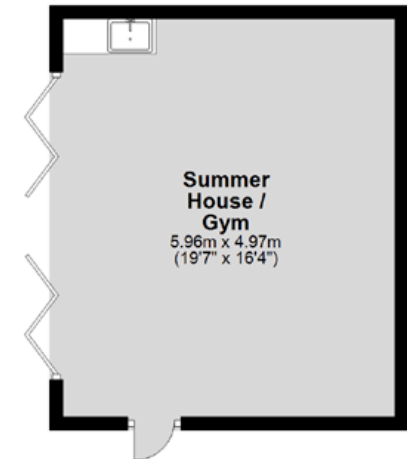
Second Floor

Approx. 43.4 sq. metres (467.7 sq. feet)



Studio

Approx. 29.6 sq. metres (318.8 sq. feet)





The Barn



Garden and Grounds

The property has magnificent south-facing gardens that have been beautifully landscaped, complete with a tennis court. The grounds are nestled amidst woodlands and surrounded by stunning countryside views, ensuring complete privacy.

The property is entered through double electric gates that lead to a long gravel driveway, which splits into three, providing independent access to the main house, barn, and summer house/gym. In front of the property there is a large ornamental pond surrounded by a lovely rockery and a flowing waterfall. The expansive gardens and grounds

are professionally landscaped and feature a vast lawn area, raised flower beds and are well-screened with mature trees, shrubs, and woodland areas.

Additionally, the property has a large paved terrace that's ideal for outdoor dining and entertaining, adjacent to the rear elevation. Further, you'll find the summer house/gym next to the barn, as well as access to the house through the integral garage.





Property information

Tenure: Freehold

Services: Mains water and electricity
Private sewage treatment system (Klargester)
Oil fired central heating

Local authority: South Cambridgeshire District Council

Council Tax Band:

Bridgefield - Band H

The Barn - Band A

Energy Performance Certificate Rating:

Bridgefield - Rating D

The Barn - Rating D

Postcode: CB23 2NS

Viewings

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated May 2023.

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