



High Street, Barrington, CB22 7QX

CHEFFINS

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Barrington,
CB22 7QX

A charming Grade II cottage located on the highly desirable Barrington village green offering extended accommodation allowing for versatile living arranged over two floors. The property benefits from a newly updated thatched roof.

LOCATION

Barrington is a highly regarded and most sought after village, with its famous and picturesque green located between Cambridge and Royston, conveniently situated off the A10 just over 7 miles south west of Cambridge. The village itself offers a useful range of local amenities such as public house, village hall, post office, church and primary school. There are mainline train stations nearby in Shepreth and Royston, both of which provide direct links to London Kings Cross.



Guide Price £475,000





OUTSIDE

The fully enclosed rear garden boasts a lawn area with feature flower beds and a patio area retained by a picket fence. There is also a storage shed with power, gated access to the driveway parking and a brick paved pathway leading to the entrance door.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, tiled floor, stairs to the first floor, doors to:

LOUNGE

With window to the front and rear aspect, wood burning stove with brick hearth and surround, storage cupboard

KITCHEN/DINER

With windows to the side and rear aspect, matching eye and base level units, beech worktop with butler sink, four ring electric hob with extractor hood over, integrated chest level double oven, space for washing machine, space for fridge freezer, tiled splash back, tiled floor, newly installed boiler, double door to the garden.

BEDROOM 3/STUDY

With window to the front and side aspect, storage cupboard

SHOWER ROOM

With window to the side aspect, suite comprising; low level wc, pedestal wash basin, large shower with sliding door, tiled floor, heated towel rail, part tiled walls, ceiling downlights

FIRST FLOOR

LANDING

With doors to:

BEDROOM 1

With window to the front and rear aspect, feature fireplace, storage cupboard and exposed floorboards

BEDROOM 2

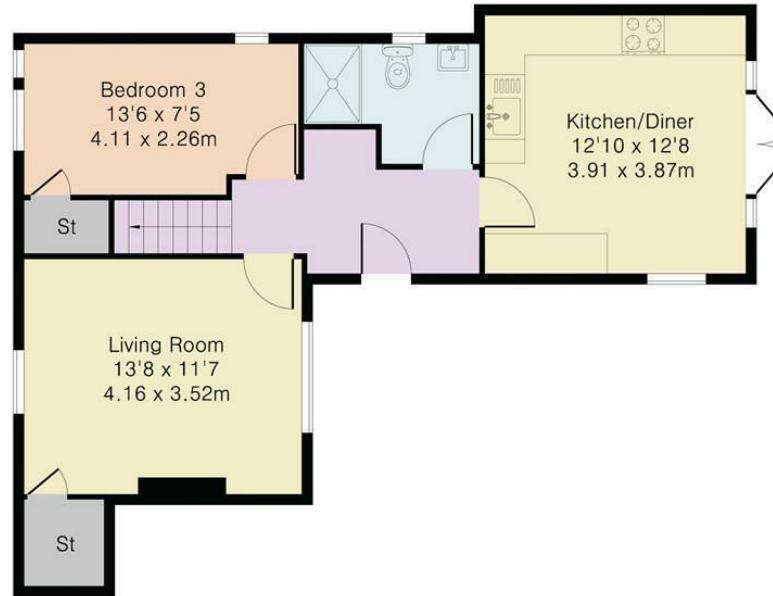
With window to the front and rear aspect, storage cupboard

AGENTS NOTE

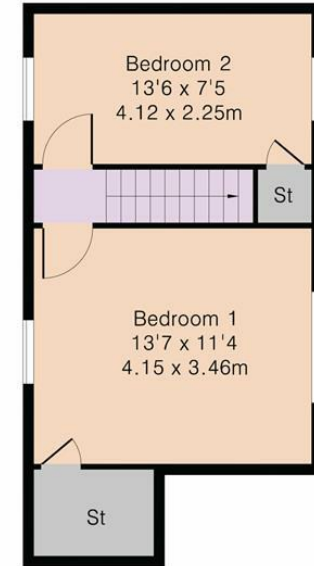
New Grant combi boiler has been installed.



Approximate Gross Internal Area 913 sq ft – 85 sq m
Ground Floor Area 584 sq ft – 54 sq m
First Floor Area 329 sq ft – 31 sq m



Ground Floor



First Floor

Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire
District Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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