



Barton Road, Cambridge, CB3 9LH

**CHEFFINS**



## Barton Road

Cambridge,  
CB3 9LH

A most impressive and substantial 1920's detached residence extending to about 2578 sqft with a number of fine architectural features. The property stands well within its own established grounds in all stands to about one third of an acre with attractive enclosed gardens as well as a useful range of outbuildings, double garage and a pair of driveways. Occupying a most desirable position within the desirable Newnham district of the city.

6 2 3

**Guide Price £2,000,000**







## LOCATION

The property occupies an outstanding position in the prestigious Newnham district and is within a short distance of an excellent range of local amenities including a local supermarket, butchers/delicatessen, grocers, inn/restaurant and access to Lammas Land and Grantchester Meadows. Newnham is conveniently located just one mile to the west of the city and is considered to be one of the most desirable and sought after locations within Cambridge and is well placed for access to major routes including the M11 motorway.

**TIMBER ENTRANCE DOOR**

with lionshead knocker with glazed picture light above leading into:

**ENTRANCE HALL**

staircase rising to the upper floors with natural timber handrail, newel post and spindles, understairs storage cupboard and full height vaulted ceiling with glazed roof lantern, part tiled floor, part floorboards, picture rail, double panelled radiators, storage cupboard, coats cupboard with shelf and hooks.

**CLOAKROOM**

fitted with white suite comprising high level w.c., wall mounted wash hand basin, tiled floor, dado rail, radiator, frosted window to the side.

**SITTING ROOM**

tall ceilings, picture rail, feature fireplace with tiled slips, tiled hearth, wooden mantel and surround, exposed and sealed floorboards, double panelled radiators, bay window to the front.

**LIVING ROOM**

tall ceilings, picture rail, exposed timber, a pair of double panelled radiators, shelved storage cupboard, windows to two aspects including twin French doors leading out to the garden.

**DINING ROOM**

tall ceilings, picture rail, feature fireplace with brick surround and wooden mantel, double panelled radiators, window to the side and twin glazed French doors leading to the garden.

**KITCHEN/BREAKFAST ROOM**

Kitchen/breakfast room has been recently refitted with a good range of storage cupboards and drawers as well as original fitted shelved cupboard and walk-in pantry with cold shelf, marble stone working surfaces with matching upstands, undermount sink unit with mixer tap, fitted and concealed Bosch dishwasher, a pair of Bosch ovens and Bosch 4 ring electric hob, fitted and concealed refrigerator/freezer, stone tiled floor, dresser style unit with glazed display cabinets, further shelving and window, windows to the side and rear, timber latch door with access to garden.

**INTEGRAL GARAGE**

with twin timber doors to the front, part converted to STUDIO with double panelled radiator, storage cupboards, rolltop working surfaces with inset double bowl single drainer sink unit with mixer tap, further cupboard housing Worcester gas fired boiler and water softener, window to the side.

**ON THE FIRST FLOOR****LANDING**

full height vaulted ceiling with roof lantern, fitted cupboard with insulated hot water tank and slatted shelving. Further fitted shelved storage cupboard.

**BEDROOM 1**

feature fireplace, tiled hearth and slips, wooden mantel and surround, picture rail, exposed and sealed floorboards, bay window to the front.

**BEDROOM 2**

picture rail, double panelled radiators, feature brick fireplace, fitted wardrobe cupboard, double glazed windows to front and side.

**BEDROOM 3**

picture rail, brick fireplace with wooden mantel, double panelled radiators, windows to side and rear.

**BEDROOM 4**

picture rail, double panelled radiator, window to the rear.

**BEDROOM 5**

picture rail, double panelled radiator, fitted double wardrobe cupboard, windows to the rear and side.

**BEDROOM 6/STUDY**

radiator, window to the rear.

**BATHROOM**

with inter-connecting door to Bedroom 1, fitted with white suite comprising tiled panelled bath with mixer/shower tap, walk-in tiled

shower, pedestal wash hand basin with tiling to splashbacks, low level w.c., tiled floor, heated towel rail/radiators, a pair of windows to the front, ceiling with inset downlighters, extractor fan.

**BATHROOM 2**

white suite comprising panelled bath with shower unit above, pedestal wash hand basin, double panelled radiator, tiled floor, frosted window to the side.

**SEPARATE TOILET**

with high level w.c., radiator, window to the side and tiled floor.

**OUTSIDE**

The property has two vehicular access points from Gough Way with a gravelled driveway to the front with access to front door and further driveway for one car leading to the DETACHED DOUBLE GARAGE with pitched tiled roof underneath rendered elevations with up and over door door with remote control, power and light connected, twin double glazed doors leading to garden and a storage loft with access via extending ladder with power and light and windows to either side.

**GARDENS**

A particular feature of this fine home is the generous enclosed mature gardens with large lawned area enclosed by deep flowering and shrub beds with a number of fine trees. Covered veranda with access door from sitting room with a pitched corrugated roof, wrought iron railings and glazing.

Front garden, ornamental hedging, further flowering and shrub borders, the house with climbing roses and wisteria. The gardens are enclosed by hedging, fencing and walling with mature trees to the front. There is also a gravelled pathway and enclosed courtyard to the rear of the kitchen which is block paved with outside light and taps with brick built storage sheds and a greenhouse and gated access to the side.







| Energy Efficiency Rating                           |                            | Current   | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |           |
| (92 plus) <b>A</b>                                 |                            |           |           |
| (81-91) <b>B</b>                                   |                            |           |           |
| (69-80) <b>C</b>                                   |                            |           | <b>80</b> |
| (55-68) <b>D</b>                                   |                            | <b>61</b> |           |
| (39-54) <b>E</b>                                   |                            |           |           |
| (21-38) <b>F</b>                                   |                            |           |           |
| (1-20) <b>G</b>                                    |                            |           |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |           |



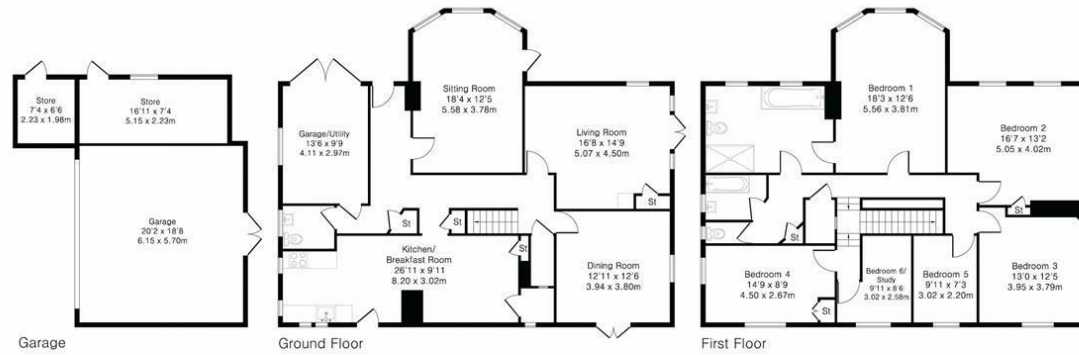
Guide Price £2,000,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council







Approximate Gross Internal Area 2578 sq ft – 240 sq m  
 Ground Floor Area 1289 sq ft – 120 sq m  
 First Floor Area 1289 sq ft – 120 sq m  
 Garage Area 557 sq ft – 52 sq m



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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