



Barrington Road, Shepreth, SG8 6QB

CHEFFINS

Barrington Road

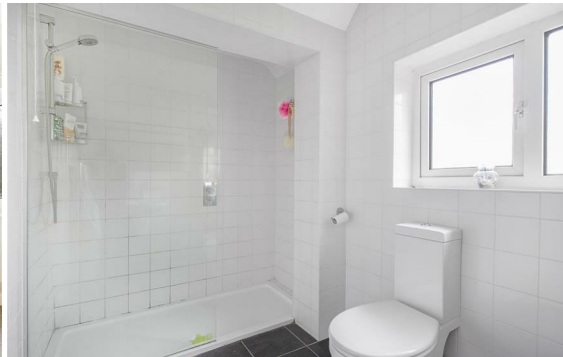
Shepreth,
SG8 6QB

A rare opportunity to acquire a four bedroom detached home occupying an enviable position situated in mature grounds of approximately 1.56 acres comprising of well maintained gardens and a large enclosed yard, offering fantastic potential for extension (STPP), located on the outskirts of the highly south after south Cambridgeshire village of Shepreth within a one minute walk from the rail station with links to London King's Cross and Cambridge. The accommodation extends to approximately 1,365 sq. ft. arranged over two floors with the added benefit of a useful range of outbuildings including two barns, two storage containers, a storage shed and a greenhouse.

 4  1  2

Guide Price £800,000





LOCATION

Shepreth, a charming village, offers a serene and idyllic setting, coupled with excellent transport links and a host of amenities. Nestled amidst the picturesque countryside, it provides a tranquil escape from the bustle of city life. Transport-wise, Shepreth boasts a well-connected railway station that offers swift access to both Cambridge and London. This strategic location makes commuting or leisurely visits to these major cities effortless. Amenities in Shepreth include pubs, Hot Numbers roastery and cafe and community facilities with a range of local shops available nearby. The village is rich in natural beauty, offering residents and visitors stunning countryside walks and close proximity to the River Shep. Furthermore, the Shepreth Wildlife Park is a unique attraction, allowing families to engage with diverse wildlife species.

ENTRANCE HALLWAY

with window to side aspect, entrance door, understairs storage cupboard, stairs to first floor, doors to:

LIVING ROOM

with windows to front and side aspect, open fireplace with tile hearth, exposed brick chimney, door to:

KITCHEN

with window to the rear aspect, range of matching eye and base level units, worktop with inset sink and drainer with chrome mixer tap over, inset 4 ring hob with extractor hood over, integrated oven, space for appliances including dishwasher, American style fridge/freezer, washing machine, part tiled walls, door to:

BOOT ROOM

with door to garden, door to Study and door to cloakroom.

STUDY

with windows to side aspect.

GUEST CLOAKROOM

with low level w.c., wash basin with chrome mixer tap over, storage cupboard below, tiled walls and tiled floor.

ON THE FIRST FLOOR

LANDING

with loft access via hatch, cupboard housing hot water cylinder and doors to:

BEDROOM

with window to the front aspect, integral wardrobe with sliding door.

BEDROOM 2

with window to the front and side aspect, integral wardrobe with sliding door.

BEDROOM 3

with window to the side aspect.

BEDROOM 4

with window to the rear aspect.

FAMILY BATHROOM

with window to the side aspect, suite comprising large walk-in shower, low level w.c. with Ecoflush button, bidet and wall mounted wash hand basin with chrome mixer tap over, tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE

The front of the property features a low level brick wall with an opening to the driveway leading to both the outbuildings/ enclosed yard and the property/ principal garden with a well maintained lawn area, a mature hedgerow and a selection of mature trees.

The principal gardens offer a wonderful sense of seclusion and are mostly laid to lawn featuring a selection of hedgerows, mature trees and shrubs, a patio seating area, a storage shed, greenhouse and

gated side access.

The enclosed yard has gated access from the driveway and is mostly laid to concrete hardstanding with a section laid with compacted aggregate. Furthermore, the yard benefits from an outside tap and external lights, power points and two storage containers.

BARN 1

1,056sq. ft barn comprising of a large workshop area, store rooms, kitchen area, office and wc.

Atcos concrete frame structure with brick elevations, large corrugated metal sliding doors, light, power and water and a spray foam insulated corrugated asbestos roof.

BARN 2

1,726 sq. ft open barn


Atcos concrete frame structure part clad in asbestos corrugated sheets, with a timber extension to the front of the barn with an approximate 13ft x 20ft manual roller door, light, power and a spray foam insulated corrugated asbestos roof.

AGENT'S NOTE

The land adjacent to the road is owned by a third party, however, Ringwood Farm and the adjacent business has used the access continuously since the client's family purchased the property. An indemnity policy has been put in place to cover this access.



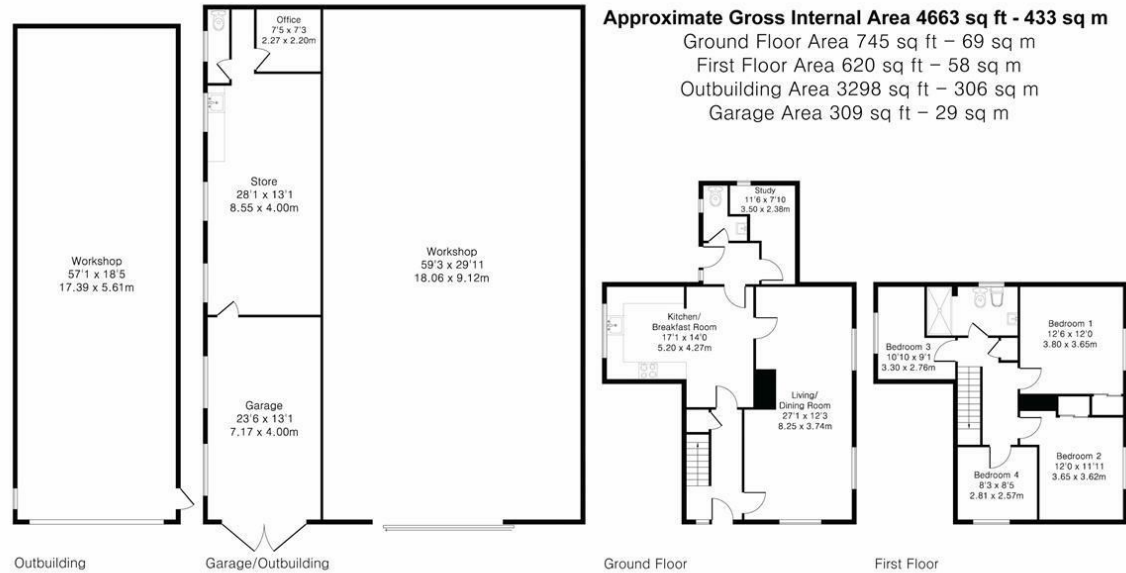


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire





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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

