



39 Shepreth Road, Barrington, Cambridge, CB22 7SB
Offers Over £850,000 Freehold



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A STUNNING, DETACHED PERIOD RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH PLANNING PERMISSION FOR A SUBSTANTIAL TWO-STOREY EXTENSION, SET WITHIN MATURE GARDENS AND GROUNDS, LOCATED ON THE EDGE OF THIS HIGHLY DESIRABLE AND PRETTY SOUTH CAMBRIDGESHIRE VILLAGE.

- 3 bedroom, detached period residence
- 3 reception rooms
- Large well-equipped kitchen / breakfast room plus utility room
- Ample parking, garage and workshop with cellar
- Mature and private gardens and grounds of approximately a quarter of an acre
- Chain free

This beautiful, detached period residence is stylishly presented throughout and set within mature and private gardens and grounds overlooking paddocks and just a short walk from the village green, store and public house. The current owner has greatly improved the property in their tenure and has secured planning permission for a generous two-storey extension plus a carport (plans available upon request). This extension will greatly improve the ground floor accommodation and will add an ensuite bedroom to the upstairs accommodation.

The accommodation comprises a generous, welcoming reception hall with stairs rising to the first floor accommodation and original stripwood flooring. There are two elegantly presented reception rooms including a dual aspect dining room and a bay windowed sitting room both with feature fireplaces and attractive original features. The kitchen / breakfast room overlooks the garden and is fitted with attractive cabinetry, ample fitted working surfaces with a six-ring gas range with an extractor over and space for a dishwasher and fridge-freezer. Just off the kitchen is a large conservatory extension, which in turn has a cloakroom w.c. and laundry room off also.

Upstairs off the galleried landing are three double bedrooms and a luxury family bathroom with both bath tub and shower.

Outside, the property is approached via a five-bar gate opening to an expansive gravelled parking area and leading to a garage with a cellar and a handy workshop. Gated access leads to the rear garden, which is laid mainly to well-maintained and shaped lawns with well-stocked flower and shrub borders and beds, a selection of pleasant trees and mature bushes, a generous paved patio area and all with views over paddocks beyond. The garden enjoys excellent levels of privacy and seclusion.

Barrington

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. Secondary schooling is at Melbourn Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth.

Tenure

Freehold

Services

The property is connected to mains electricity and water.

There is an oil-fired boiler for heating and hot water and LPG bottled gas for the gas hob.

There is a septic tank for drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 149 sqm (1600 sqft) excluding Garage and Workshop.

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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



