



21 Barton Road, Haslingfield, Cambridge, CB23 1LL  
Offers In Excess Of £1,000,000 Freehold



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**A SUBSTANTIAL, INDIVIDUAL, DETACHED FAMILY RESIDENCE FULLY REFURBISHED AND BEAUTIFULLY PRESENTED WITH LARGE MATURE GARDENS, OVERLOOKING PADDOCKS WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bedroom detached family home
- Large well-equipped kitchen/breakfast room plus utility room
- 2 reception rooms including sitting room with feature fireplace
- Refitted luxury ensuite to master bedroom
- Air source heating (underfloor heating on ground floor), solar panels and heat recovery system
- Off-road parking, double garage
- Full fibre broadband is available with speeds up to 900Mbps
- Chain free
- EPC - B / 83

This fine, individual, architect designed family residence, enjoys a wonderful non-estate position, set within a large mature garden with views over fields to the rear. The current owner has vastly improved the property with a programme of full refurbishment including a new air source heating system, solar panels, heat recovery system, new flooring and a luxury ensuite has been refitted to the master bedroom. Full fibre broadband is available with speeds up to 900Mbps.

The accommodation comprises a welcoming reception hall with coat cupboard to an inner hallway with stairs to the first floor accommodation, engineered oak flooring and a cloakroom w.c. just off. There are two reception rooms plus a study. The sitting room enjoys a largely glazed rear elevation, providing far-reaching views over the garden and a contemporary, raised inset fireplace with bespoke cabinetry and book shelving each side of the chimney breast. The kitchen / breakfast room is fitted with contemporary cabinetry, complemented by quartz worksurfaces with matching island incorporating a breakfast bar. There is a range of quality Miele appliances including an induction hob with integral extractor, fan and steam ovens with a warming drawer and space for an American-style fridge freezer and a dishwasher. The handy utility room also boasts base level and wall-mounted storage cupboards with fitted worksurface and single sink unit and space for the usual white goods.

Upstairs, off the galleried landing are four good-sized bedrooms and a family bathroom. The master suite boasts a vaulted ceiling with a feature, glass gable window overlooking the garden with fitted wardrobe cupboards and a luxury refitted ensuite shower room, and a generous walk-in shower.

Outside, the property is set back from the road with a large gravelled driveway accommodating several vehicles, a detached double garage with two electric up-and-over doors, power and light connected and an EV charger. Gated access leads to the rear garden, which boasts manicured and shaped lawns with well-stocked flower and shrub borders and beds, a selection of trees and bushes, a paved pathway leading to the vegetable / herb garden and a small wildlife meadow. All enjoys excellent levels of privacy and seclusion with views over paddocks to the rear.

**Location**

Haslingfield is a much admired village renowned for its quality properties lying just 6 miles south west of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester).

The village operates a superb scheme for its older residents, where a local warden is available for regular visits. The village is well served by a store/shop and post office, and an excellent local café. There is a very well regarded village primary school and the highly regarded Comberton Village College is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes drive. There is also a regular bus service to Cambridge.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - F

**Fixtures and Fittings**

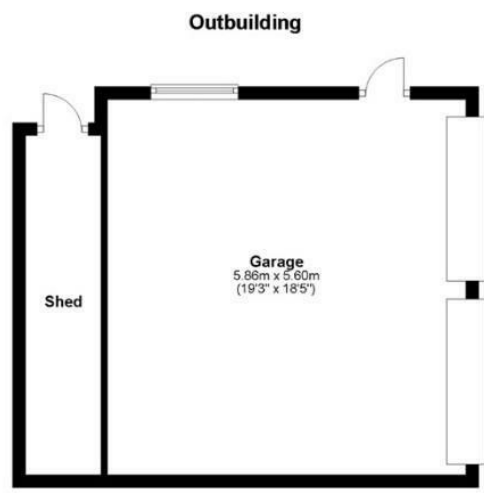
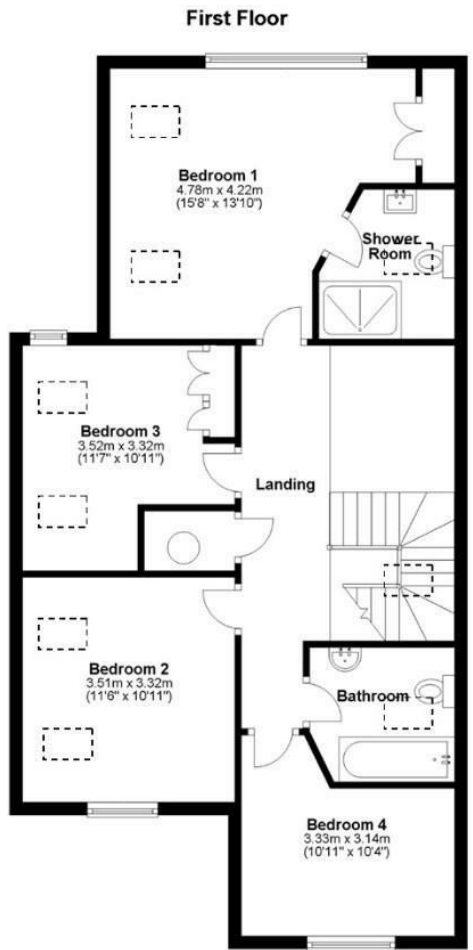
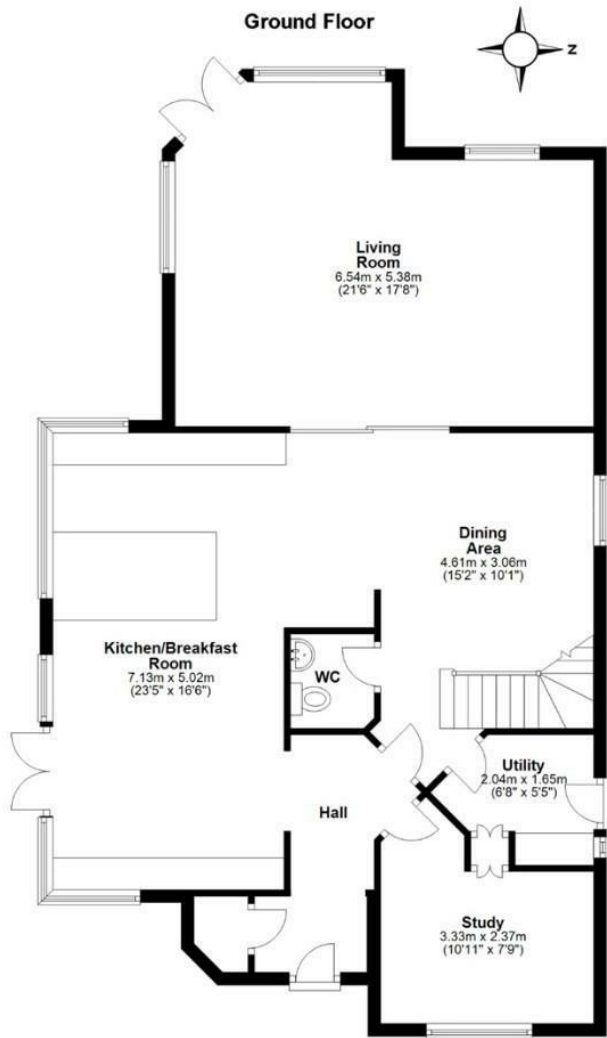
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Approx. gross internal floor area 181 sqm (1950 sqft) excluding outbuilding, 221 sqm (2375 sqft) including Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	85
	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.



