



24 Mailes Close, Barton, Cambridge, CB23 7BQ
Guide Price £675,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED, DETACHED SINGLE STOREY RESIDENCE OFFERING DECEPTIVELY SPACIOUS AND WELL-PLANNED ACCOMMODATION SET WITHIN DELIGHTFUL GARDENS AND GROUNDS TUCKED AWAY AT THE END OF A TRANQUIL CUL-DE-SAC.

- Extended detached single storey residence
- 1600 sqft / 149 sqm
- Driveway parking and mature and private gardens
- Oil-fired heating system to radiators
- EPC - F / 36
- 3/4 bed, 2 bathrooms, 3 recept
- Plot size - 0.14 acres
- Large kitchen/breakfast/family room & large conservatory extension
- 1960s
- Council Tax Band - E

The property occupies a wonderfully tranquil position tucked away at the end of a cul-de-sac just off the High Street and backing onto countryside. The property boasts extremely versatile and beautifully presented accommodation with scope for further enlargement and improvement (stpc), whilst set within mature and private gardens.

The accommodation comprises an entrance hall with fitting storage cupboard and a refitted wet room just off. The 'L' shaped sitting/dining room is a large spacious room with original parquet flooring and an open fire with inset, cast iron wood burning stove. Bi-fold doors lead to an additional reception room with views over the garden current utilised as a home office but has in the past been a bedroom. The kitchen/breakfast/family room is fitted with attractive shaker-style cabinetry and solid wood working surfaces with an inset one and a half sink unit with mixer tap and drainer, four-ring ceramic hob, double oven, extractor and space for fridge freezer and dishwasher, plus an oil-fired Stanley Raeburn. There is a handy utility cupboard with space for a washing machine and tumble dryer and all is complimented by an attractive travertine floor.

The conservatory extension spans across the rear of the property with French doors to the garden. Off an inner hallway there are three good sized bedrooms and a family bathroom.

Outside a driveway provides parking for at least two cars. Gated access leads to the side kitchen garden with a raised vegetable, fruit and herb garden and discreetly positioned oil tank. The rear garden is mainly laid to lawn with well-stocked flower and shrub borders and beds, a varied selection of trees and bushes and a generous paved terrace plus a summerhouse makes this an ideal space for summer evening entertaining and all enjoys excellent levels of privacy and seclusion.

Location

Barton is a popular village enjoying a peaceful country setting just 3 miles south west of Cambridge and surrounded by open countryside. The village has the usual local amenities including two pubs, over a dozen independent shops at Burwash Manor, local post office and store, an excellent local primary school and the notable Comberton Village College is within cycling distance. The village is handy for access to the M11 - Junction 12 and nearby Cambridge mainline station provides fast transport to London King's Cross and Liverpool Street. Stansted Airport is a short drive away.

Agent's Note

Subsidence remediation work was carried out in 2020 under the supervision of a structural engineer. All works were completed successfully with certification and guarantees, which is all fully available to interested parties.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. Heating and hot water is supplied by an oil-fired boiler.

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band - E

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





Ground Floor



Approx. gross internal floor area
149 sqm (1600 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	36	
(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.



