



67 Wimpole Road, Barton, Cambridge, CB23 7AB
Guide Price £325,000 Freehold



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A GRADE II LISTED SEMI-DETACHED TIMBER-FRAMED THATCHED COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM, SET WITHIN A PRETTY COTTAGE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Semi-detached Grade II listed cottage
- 575 Sqft / 54 Sqm
- Sitting room with wood burning stove
- Exposed timber beams
- Cottage garden
- 2 beds, 1 bath, 1 recept
- 0.04 acres
- Off road parking
- Council tax band - C
- Well equipped kitchen

The cottage enjoys a wonderful tucked away and tranquil, private road position, ideally placed for the city centre, Addenbrookes medical campus plus there are excellent commuter links all close by. The property dates back to the early 1800's and is located within a conservation area. The front thatch was re-thatched in 2011 and the rear thatch in 2020. The pretty cottage garden is to the front of the property and well stocked with a variety of plants and shrubs plus a vegetable patch, mature trees and bushes and all enjoy good privacy.

The accommodation comprises an entrance portico, to the sitting room with stairs to first floor accommodation, storage cupboard under and original fireplace with inset multi-fuel stove. The kitchen enjoys views over the garden and is fitted with a range of attractive cabinetry, ample fitted work surfaces with inset ceramic sink unit. There is a four ring hob, oven with extractor fan, a washing machine, dishwasher and fridge/freezer. The downstairs bathroom boasts a half bath with shower attachment, low level WC and a pedestal wash hand basin. This also doubles as a cloakroom.

Upstairs, there are two bedrooms that inter-link, both boasting original wide solid wood floorboards and exposed timber beams.

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.

Tenure

Freehold

Services

Mains services connected include electricity, water and mains drainage. Electric storage heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

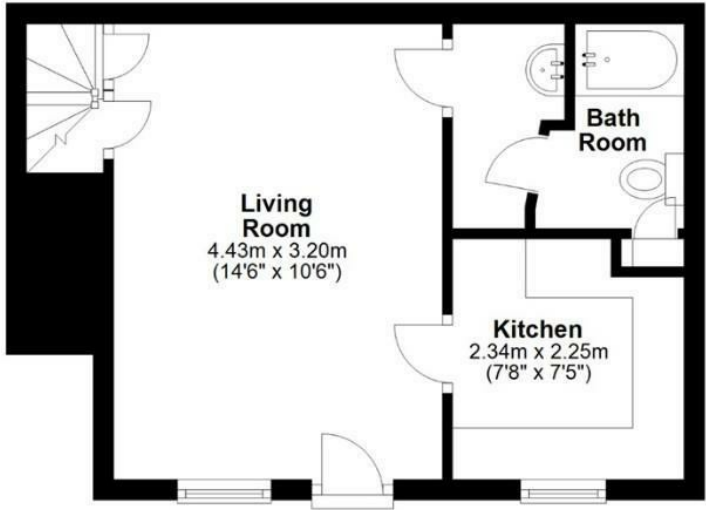
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

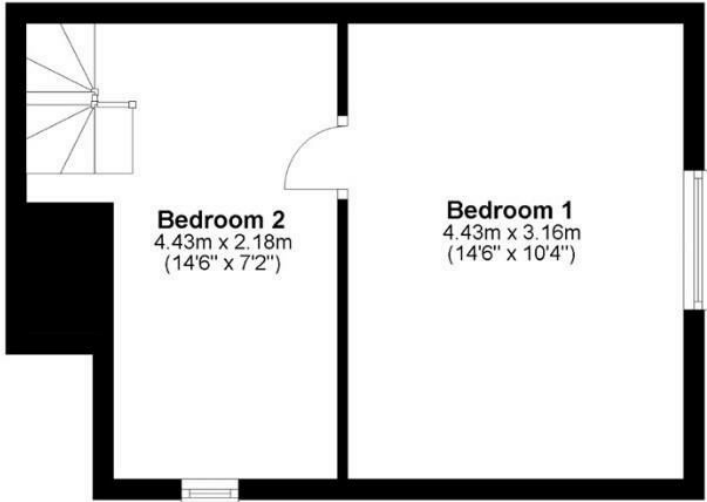
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 54 sqm (575 sqft)

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.

