



106 Cambridge Road, Barton, Cambridge, CB23 7AR
Guide Price £695,000 Freehold



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AN EXTENDED AND MUCH IMPROVED BAY FRONTED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN THIS HIGHLY SOUGHT-AFTER WEST CAMBRIDGE VILLAGE.

- Semi-detached house
- 3/4 beds, 2 baths, 2 recepts
- Off street parking for multiple vehicles
- EPC - D /63
- 1475 Sqft /137 Sqm
- Oil fired central heating to radiators
- Garden studio
- Council tax band -D

106 Cambridge Road is a high quality semi-detached home in this well connected village just 3 miles South-West of Cambridge. This property has a stunning, large, open plan living space with vaulted ceilings offering views over fields to the rear of the property and benefiting from the sunrise in the morning through bifold doors.

The property has been carefully extended in 2017 with a comprehensive architect designed renovation. It now extends to 1475 Sqft of versatile accommodation over two levels, and the large garden studio, built in 2024, adds an additional 225 Sqft, ideal for those who work from home.

Upon entering the property via the porch there is plenty of space for coats and shoes before coming into the welcoming reception hall. There are stairs with storage underneath and a cleverly designed shower room with light pipe. The property benefits from a ground floor third double bedroom, or additional reception room, at the front of the house. On the first floor there are two further double bedrooms, a single bedroom and a light family bathroom with windows to two aspects.

The main attraction of this property is the stunning open plan living area with kitchen, dining and lounge area. On one side of the L shape is a versatile room that the current owners use as a playroom space, but which could also be partitioned off to form a snug. There is an array of glazing along the rear and left hand side with the addition of vaulted ceilings and Velux windows making it extremely light and airy. The kitchen is well equipped, with built-in Neff oven, induction hob, dishwasher and fridge freezer. The central kitchen island is bespoke cabinetry from Lavenham joinery and is painted in a deep blue, this is positioned to split the space between kitchen and dining area. Beyond the dining space is a well proportioned lounge where the focal point is a modern log burner and bifold doors to the garden space. Coming off the kitchen is a separate utility room with plumbing for washing machine and tumble drier, this leads into a garage/store room with a newly fitted oil boiler (2025).

Outside, the large garden is mostly laid to lawn, with a patio area and offers views of the fields to the rear of the property. The large garden studio/office shares the field views and has electricity, making it perfect for someone who may work from home. To the front of the property there is a sizeable front garden with an off-road driveway for multiple vehicles as well as a purpose built cycle store and screened off oil tank. The houses on this section of Cambridge Road are separated from the road by a green space which the council is currently redesigning with new trees and shrubs.

Location

Barton is a popular village enjoying a peaceful country setting just three miles south west of Cambridge and surrounded by open countryside. The bridleway at the end of Cambridge Road offers a walking/cycling route to Grantchester and the River Cam. There is an additional lit cycle path along the main road which links the village to the amenities of Newnham. The village is well supplied with two pubs, over a dozen independent shops at Burwash Manor, two village churches, local post office, cafe and store. Barton village primary school offers a nurturing community feel with around 100 pupils on roll, and the Outstanding Comberton Village College is within easy cycling distance. The village has excellent 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. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band -D

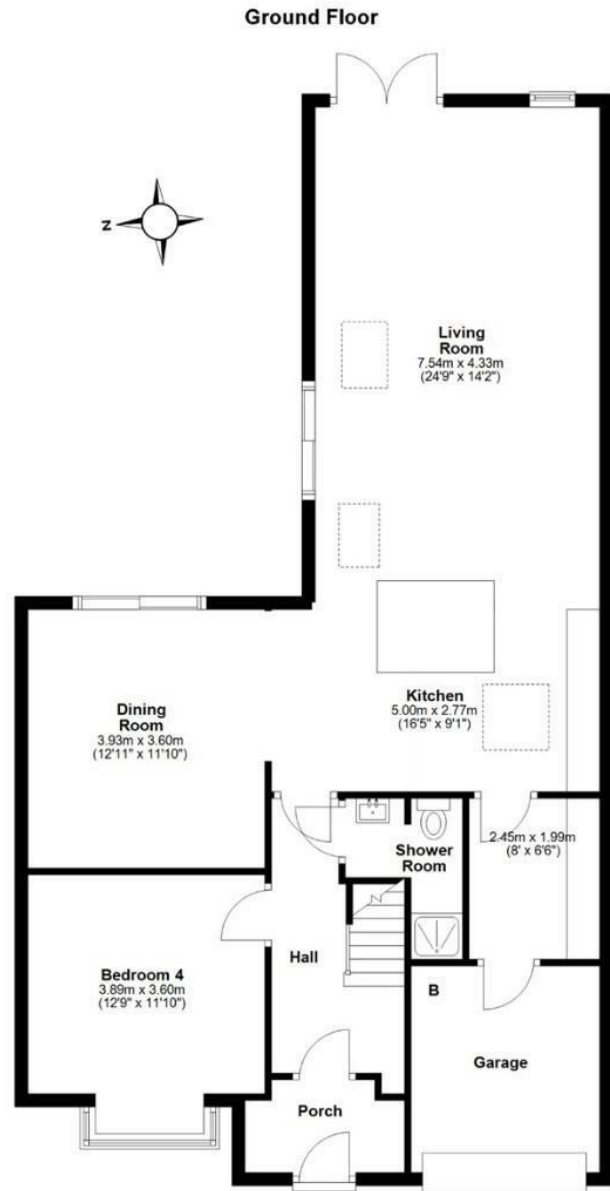
Fixtures and Fittings

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

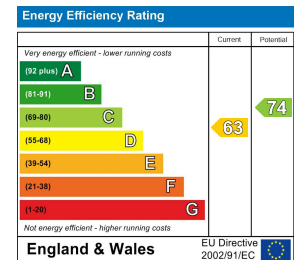
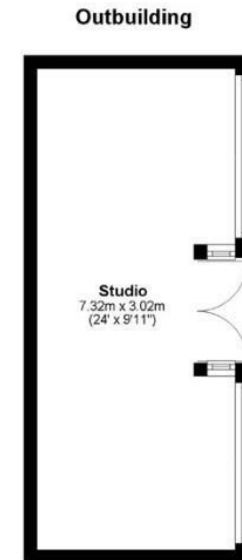
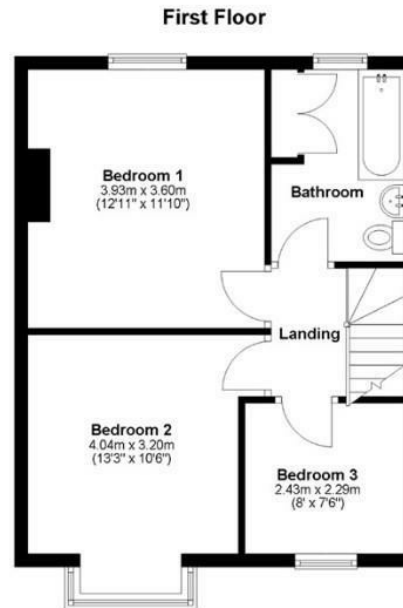
Viewing

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





Approx. gross internal floor area
House 137 sqm (1475 sqft) excluding Garage
Studio 21 sqm (225 sqft)



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.

