



21 High Street, Barton, Cambridge, CB23 7BG
Guide Price £725,000 Freehold



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AN INDIVIDUAL DETACHED CHALET STYLE RESIDENCE OFFERING EXTREMELY VERSATILE AND BEAUTIFULLY PRESENTED ACCOMMODATION SET WITHIN GARDENS AND GROUNDS APPROACHING 0.2 ACRES WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Detached chalet style house
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Oil fired central heating to radiators
- Potential annex accommodation
- Council tax band -E
- 1725 Sqft / 161 Sqm
- 0.2 acres
- Ample parking and a large mature rear garden
- EPC - C / 78

This fine individual chalet style residence enjoys a pleasant non estate position set back and screened from the road and located at the heart of this highly sought after village. The property offers extremely versatile accommodation, in fact, offering a potential self-contained area which would be ideal for a dependent relative requiring their own independent space. The property boasts parking for multiple vehicles and is set within mature and private gardens/grounds of 0.2 acres.

The accommodation comprises an entrance hall with stairs to first floor accommodation. There are two reception rooms and a study, both reception rooms enjoy a dual aspect with views over the garden and the sitting room has a feature fireplace with inset cast iron wood burning stove. The kitchen/dining room is a generously proportioned room and is fitted with attractive cabinetry, stone work surfaces with inset one and a half ceramic sink unit with mixer tap and drainer, a rangemaster Classic 110 stove plus there are two integrated fridges and a dishwasher with space for a freezer. The kitchen is complimented by a large utility/boot room, again with fitted storage cupboards, work surfaces, sink and drainer and space for the usual white goods. From the office there is a secondary staircase to a third bedroom with an en-suite shower room.

On the first floor, with stairs from the main hallway, there are two large double bedrooms and a luxury four piece family bathroom.

Outside, an expansive gravel driveway provides parking for multiple vehicles. Gated access leads to a part covered side storage area and this opens to the rear garden which is mainly laid to lawn with a generous paved patio area, flower and shrub borders, vegetable and herb garden, selection of fruit and specimen trees, a timber shed 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.

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 E

Fixtures and Fittings

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

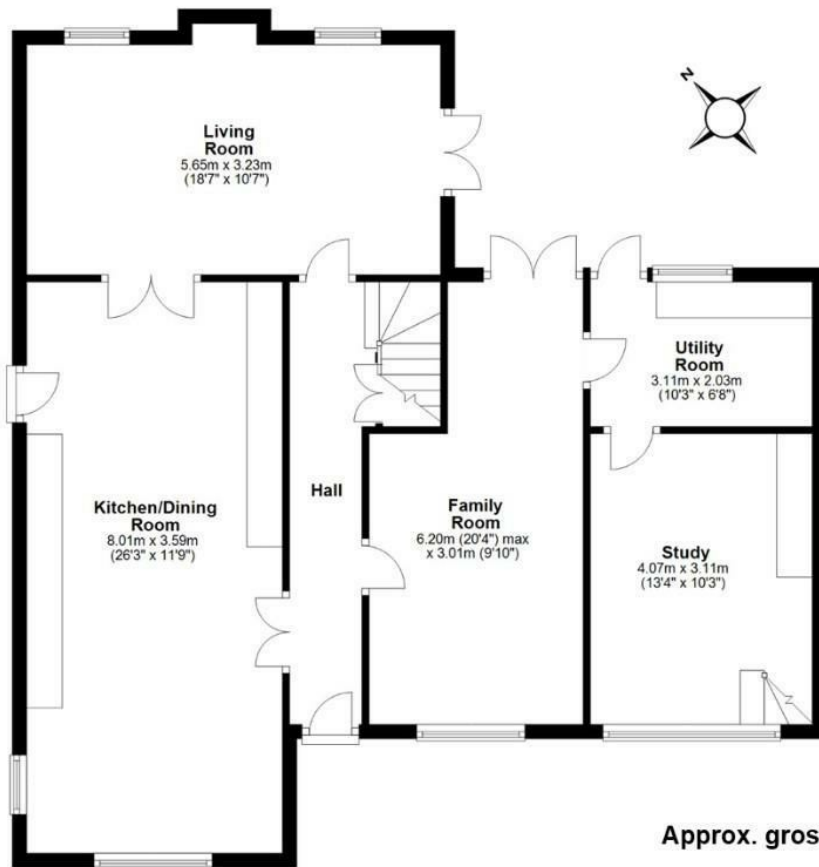
Viewing

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



Ground Floor

First Floor



Approx. gross internal floor area 161 sqm (1725 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.

