



Bendyshe Way
Barrington

BROWN & CO



6a Bendyshe Way, Barrington, Cambridgeshire CB22 7RS

Guide Price - £425,000

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Property Highlights

- 963 sq. ft.
- Approximately 1.3 miles to Foxton mainline rail station with links to London Kings Cross & Cambridge
- Well planned and extended accommodation
- Open plan living/ dining room
- Sought after south Cambridgeshire village
- No upward chain



Summary

A thoughtfully extended and remodelled three bedroom semi detached bungalow located in a peaceful cul-de-sac within this highly sought after south Cambridgeshire village. The well planned accommodation extends to approximately 963sq. ft. offering versatile single storey living. Surrounded by rolling countryside, Barrington is perfect for walking and cycling and the expansive village green, stretching over 20 acres, hosts sports, recreation, and community events throughout the year.

The front garden is mostly laid to lawn with a small flower bed and pathway leading to the entrance door.

The fully enclosed and part walled rear garden enjoys a south westerly aspect and is mostly laid to lawn with a patio seating area, an outside tap, external lights, storage sheds and gated side access.

Location

Barrington is a charming village in South Cambridgeshire that sits 7 miles (11 km) southwest of Cambridge and 50 miles (80 km) north of London. Known for one of England's longest village greens, it features thatched cottages and a timeless rural character. The nearby A10 links to Cambridge and Royston, with the M11 motorway 5 miles (8 km) away for broader regional access. Foxton railway station, 1.5 miles (2.4 km) from the village, provides services to London King's Cross in about 50 minutes and Cambridge in as little as 10 minutes.

Amenities include: The Royal Oak pub serving as a lively hub for food and events. A local shop and post office cover daily essentials, while nearby villages like Haslingfield and Harston offer additional amenities, including small supermarkets and healthcare services. The village hall hosts clubs, activities, and gatherings. Barrington Church of England Primary School educates children aged 4–11, with secondary schooling available in Melbourn along with independent schools for all age groups in Cambridge.





Accommodation

Ground floor

Reception hall/ dining area

With entrance door, wood effect flooring, open to living area, open to kitchen area

Living area

Window to the front aspect, Vaulted ceiling with Velux window, raised wood burning stove with tiled hearth and surround, wood effect flooring

Kitchen area

Window to the side and rear aspect, range of matching eye and base level units, integrated dishwasher, Belling range style electric oven with chimney style extractor hood over, oak effect counter with inset stainless steel sink and a half with chrome mixer tap over, freestanding fridge freezer, opening to

Rear hallway

With door to side access, French doors to the garden, doors to

Utility room

Window to the rear aspect, built in eye and base level units, counter with inset stainless steel sink and drainer with chrome mixer tap over, space for a washing machine and tumble dryer

Guest cloakroom

Window to the rear aspect, suite comprising low level wc with hidden cistern and eco flush button, wash stand with inset basin and chrome mixer tap over, part tiled walls

Inner hallway

With integral storage cupboard housing hot water cylinder, loft access via hatch, doors to

Bedroom 1

With window to the front aspect

Bedroom 2

With window to front aspect

Bedroom 3

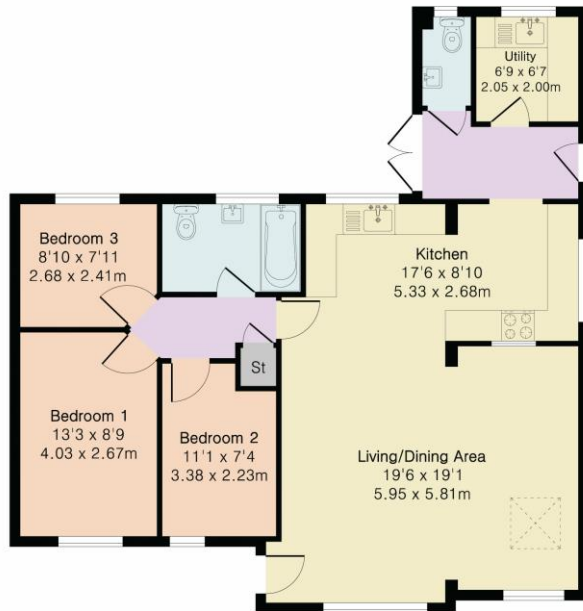
With window to rear aspect

Family bathroom

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin and panelled bath with shower over, chrome heated towel rail, tiled floor, part tiled walls



Approximate Gross Internal Area 963 sq ft - 89 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Additional Information

Tenure: Freehold

Services: Oil Central heating. Mains drainage and electricity.

Council tax: Band C (£2,146.24 per year)

EPC: D

Additional Charges: Annual charge to the 'Bendyshe Way Residents Association' of approximately £10 for the upkeep of green areas.

Viewing

Strictly by prior appointment through the selling agents Brown&Co.

Agents Note

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Important Information Regarding the Property Title

Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB146590. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Contact

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