



Greensand Avenue, Barrington

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This modern four-bedroom house, built in 2024, features a spacious lounge, open-plan kitchen/diner, and a rear garden with side access. The property also offers off-road parking and a garage. Located in the peaceful village of Barrington, it provides a countryside setting with easy access to amenities and transport links.

£2,600pcm

Greensand Avenue,
Cambridge, CB22 7AF



Built in 2024, this stylish four-bedroom detached home is set in the charming village of Barrington, offering a peaceful rural setting. There is a lovely walkway along the lakes and a play area for kids within the community. There are excellent transport links, including trains to London. Addenbrooke's Hospital is just 8 miles away (approx. 20-minute drive) and nearby villages such as Orwell, Comberton, Foxton, Haslingfield, and Shepreth provide additional local amenities, such as a local Dr Surgery and community feel.

On the ground floor, you'll find a spacious lounge with an electric fire and wood-effect flooring that continues through to the open-plan kitchen, dining, and family area. The kitchen is dual-aspect, allowing plenty of natural light and is fitted with navy shaker-style units, a light worktop, and integrated appliances including an oven, microwave, electric hob, dishwasher, and a full-size fridge/freezer. A central island, with fitted wine fridge provides additional workspace and French doors lead to the garden. The kitchen also features a snug area, perfect for sofas and a TV, ideal for family living. There's also a separate utility room/cloakroom and downstairs WC, offering extra storage space while housing the washing machine and separate tumble dryer.

Upstairs, all rooms are carpeted. There are four double bedrooms, including the principal bedroom which features an en-suite with a walk-in shower, WC, and basin, as well as integrated wardrobe space. Bedroom two offers integrated storage and bedroom three is dual-aspect. Bedroom four is versatile to become an office space. The family bathroom features a three-piece suite with a bath and overhead shower.

The property overlooks a pleasant green area within the development, offering a peaceful outlook. The rear garden is mainly laid to lawn with a small patio area. There is side access to the garden via a gate, and rear access to the garage, which is also accessible from the front driveway. Off-road parking is available for multiple cars.

Available 26 May 2025.

Barrington is renowned as one of the most beautiful villages south of Cambridge, with numerous handsome period buildings set around a large village green, purported to be the longest in England.

It is about 8 miles south west of Cambridge and is close to the A10, giving easy access to the M11. There are mainline railway stations available at Foxton and Shepreth which are 2 miles and 3 miles away respectively.

Local facilities include a 13th Century public house, well-stocked post office stores and an Ofsted 'Good' primary school.







142sqm / 1526sqft

4 bed, 2 .5 bath, 2 recep

EPC - B/ 85

Council tax band - F

Gas central heating

Driveway parking

Enclosed garden

Available May 2025

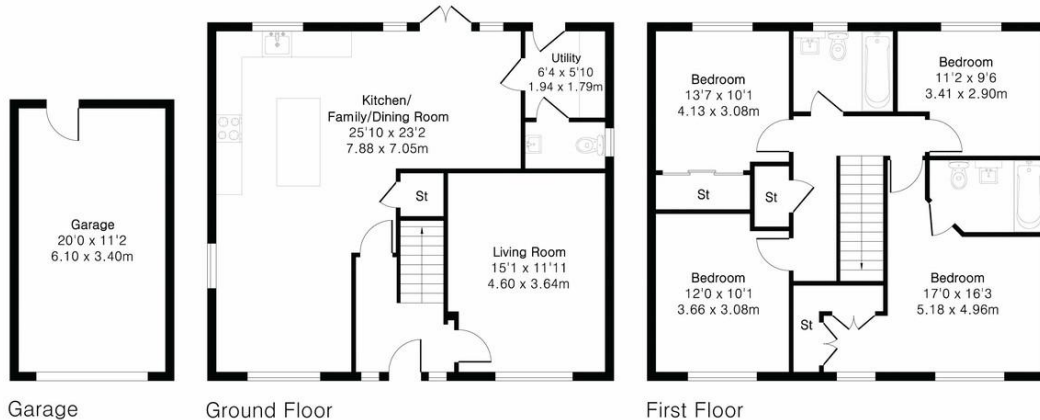


Approximate Gross Internal Area 1526 sq ft - 142 sq m

Ground Floor Area 763 sq ft – 71 sq m

First Floor Area 763 sq ft – 71 sq m

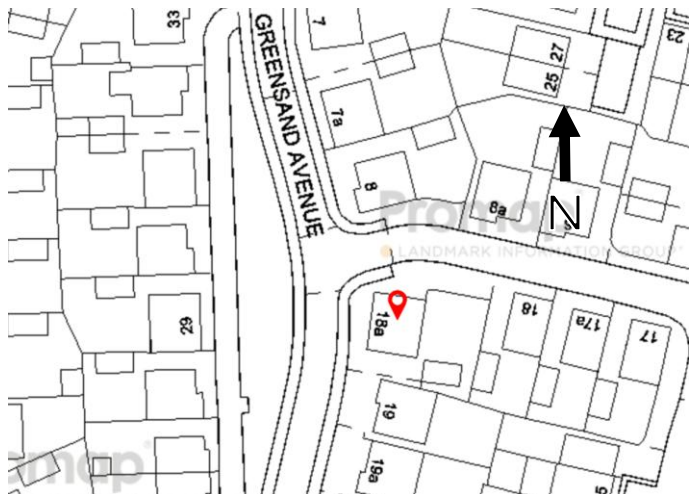
Garage Area 223 sq ft – 21 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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