



BARTON ROAD




Comberton





# A BEAUTIFULLY REIMAGINED FAMILY RESIDENCE WITH A SOUTH-FACING LANDSCAPED GARDEN.

64 Barton Road is a much-loved family home that the current owners have thoughtfully and extensively transformed over time. The result is a stylish, contemporary, open-layout residence perfectly tailored for family life.

			EPC
4	2	2	TBC

Local Authority: South Cambridgeshire District Council  
Council Tax band: F

Services: Mains electricity, water, and drainage. Oil-fired central heating.  
Additional Features: Underfloor heating to the ground floor. Electric blinds throughout both floors.  
Tenure: Freehold



# DESCRIPTION

Flooded with natural light, the property offers an uncompromising south-facing outlook.

The entrance hallway is flanked by two versatile front-aspect rooms with oak engineered flooring throughout. An inner hallway leads to a utility room and character-rich cloakroom, set beneath a dog-legged staircase enhanced by a tall feature window that draws in light from the side elevation. To the rear, the property opens into a spectacular kitchen/family room, ideal for everyday living and entertaining, with bi-fold doors opening on to a terrace. A stylish inset wood burner adds a focal point to the living area, while the kitchen features a bespoke arrangement of modern cabinetry, integrated appliances, and sleek Apollo White Carrara kitchen worktop. A door and window to the side provide additional practicality.

The first-floor landing is bathed in natural light courtesy of the staircase window. There are four generous double bedrooms, with a study/dressing room and en suite to the principal bedroom. The rear bedrooms feature vaulted ceilings, bi-fold doors and built in wardrobes with led lighting, offering a delightful outlook across the garden.

The property is set back and elevated from the road, accessed via a flight of steps leading to the front door. A private driveway offers ample off-road parking and a double garage with Hormann electric up and over doors equipped with light and power. A gated side entrance leads to a large rear terrace, ideal for al fresco dining and entertaining, with garden lighting. Beyond lies a sunken, lawned walled garden that will appeal to growing families and discerning gardeners alike.







## LOCATION

Comberton Village offers excellent facilities and amenities, including shops, a locally owned village pub, a large recreation ground with football and cricket pitches, a tennis court, an adventure playground, and the Jubilee woodland walk. There is a primary school, an Academy status Village College, and sixth form. Cambridge City Centre is approximately 5 miles to the east, a leading centre of 'high tech' industry, the internationally renowned Science Park, and Addenbrookes Hospital/ Biomedics Campus. Comberton is also well-placed for the M11 and Cambridge train station, with regular services to London King's Cross and Liverpool Street.



Approximate Gross Internal Area = 198.1 sq m / 2,132.8 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

**Michael Houlden**  
01223 972910  
michael.houlden@knightfrank.com

**Knight Frank Cambridge**  
FORA, 20 Station Road, Cambridge  
CB1 2JD

**knightfrank.co.uk**

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