



14 Malthouse Way
Barrington, CB22 7RR

BROWN & CO

14 MALTHOUSE, BARRINGTON

Cambridgeshire, CB22 7RR

A recently remodelled and renovated two bedroom semi detached bungalow located in the highly sought after south Cambridgeshire village of Barrington.

INTRODUCTION

A high specification two bedroom semi detached bungalow that has been thoughtfully remodelled and renovated with pleasant views to front over a green area within this highly sought after south Cambridgeshire village. The impressive accommodation extends to 616 sq. ft., offering single storey accommodation comprising; living/ dining room, two double bedrooms and a family bathroom. Furthermore, the property enjoys the added benefit of an enclosed front and rear garden.

The front boundary is retained by picket fence with a gate offering access to a pathway leading to the entrance door and side gate. Furthermore, the front garden enjoys a composite deck seating area and decorative gravel areas.

The fully enclosed rear garden is mostly laid to lawn with a gravel area wrapping around the side of the property leading to the oil tank.

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.



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A recently remodelled and renovated two bedroom semi detached bungalow located in the highly sought after south Cambridgeshire village of Barrington.

- 616 sq. ft.
- Sought after south Cambridgeshire village
- High specification throughout
- Well planned single storey living
- 1.4 miles from Foxton station with links to London Kings Cross and Cambridge
- Enclosed front and rear garden



Amenities

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.

Ground floor

Living/ dining room

With entrance door, window to the front aspect, cupboard housing electric meter, wood effect flooring, open storage cupboard, doors to bedroom one, two and family bathroom, open to

Kitchen

With window to the rear aspect, bespoke fitted Kitchen with

engineered oak eye level units and range of Fenix base level units, counter with overmounted sink and a half with mixer tap over, integrated appliances include slimline dishwasher and chest level oven with microwave above, hob with extractor over, space for fridge freezer and under counter washing machine, tiled floor, door to side access

Bedroom one

With window to the front aspect, loft access via hatch with loft ladder

Bedroom two

With window to the rear aspect

Shower room

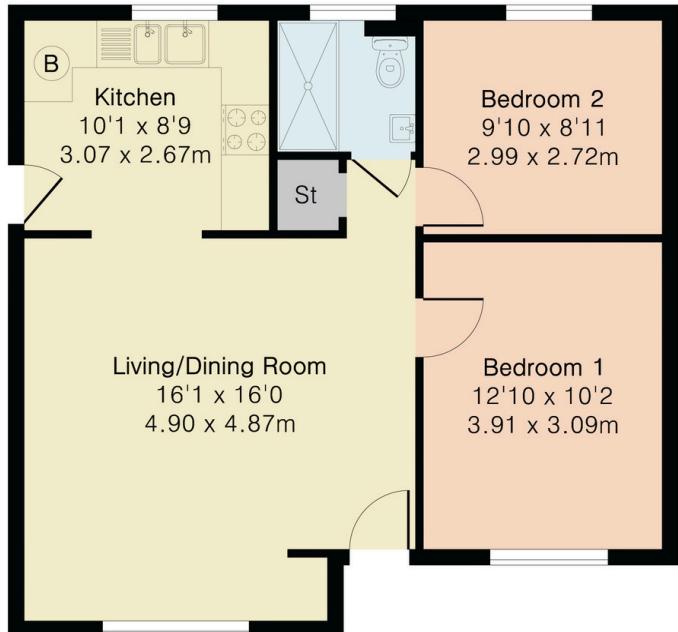
With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin and chrome mixer tap over and large walk in shower with drencher head over, tiled walls, tiled floor, chrome





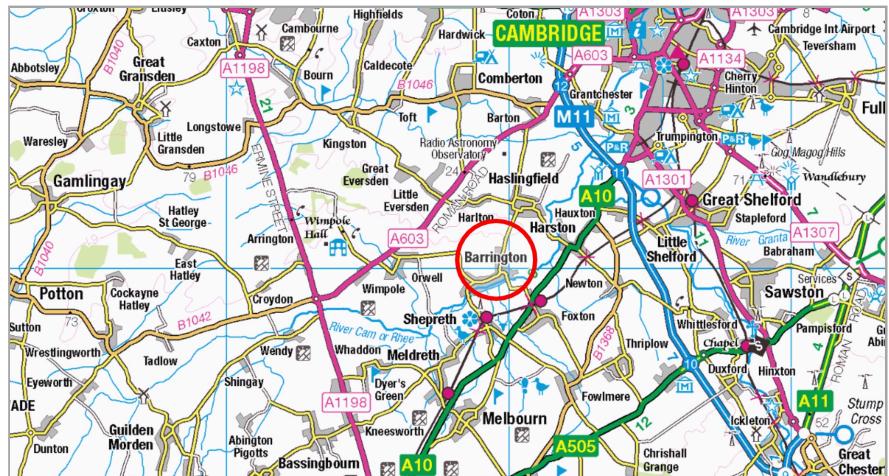


Approximate Gross Internal Area 616 sq ft - 57 sq m



IMPORTANT NOTICES

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Tenure: Freehold

Services: All mains services are connected

Council Tax Band: B

EPC: C

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: CB162126. 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.

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.

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