



Barway Road, Barway, Ely, Cambridgeshire CB7 5UA

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## Highfield, Barway Road, Barway, Ely, Cambridgeshire CB7 5UA

Highfield was built to the current owners exacting standards. The superb specification includes a polished concrete ground floor and the highest quality fittings throughout the property which also benefits from underfloor heating throughout via an air source pump. The accommodation has a light and airy feel throughout accentuated by the architects clever use of vaulted ceilings, glazed rear corners and bi fold doors Maximising the stunning countryside views. The cathedral city of Ely and its mainline station lie around seven miles away and viewing is highly recommended.

- Superb Contemporary Detached Residence
- 3,500 sqft /325 sqm accommodation
- Four Double Bedrooms
- En-Suites & Dressing Rooms to Two Principal Bedrooms
- Outstanding Open Plan Kitchen/Dining room
- Two further Reception Rooms
- High Spec Kitchen and Bathroom fittings
- Approx 1.75 acres plot
- Extensive Driveway and Double Garage

**Guide Price: £1,100,000**





**BARWAY** is a hamlet about three miles south of Ely, it is on Soham Lode, which flows into the River Cam. In nearby Ely there are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

**RECEPTION HALL** with door and glazed screens to outside, two built-in cloaks cupboard, polished concrete floor, staircase with low level LED lighting, double doors to:-

**LOUNGE** 21'0" x 17'11" (6.40 m x 5.47 m) with feature vaulted and beamed ceiling, freestanding wood burning stove, bi-fold doors opening to garden, windows to front and side aspects.

**FAMILY ROOM** 17'11" x 14'11" (5.47 m x 4.54 m) with glazed doors and screens to garden, further window to side aspect, deep under stairs storage cupboard, polished concrete floor.

**OPEN PLAN LIVING/DINING/KITCHEN** 25'2" x 14'8" (7.67 m x 4.48 m) Kitchen Area with a range of contemporary wall and base units with drawers and marble work surfaces. French antique glass splash backs, sink unit with mixer taps, two integrated dishwashers, twin Gaggenau commercial ovens, induction hob with extractor. Matching Island unit with marble work surfaces, sink unit with mixer taps and base level storage units. Walk-in shelved pantry, polished concrete floor, window to rear aspect overlooking the gardens and open countryside beyond. Living Area with feature corner windows, glazed doors and screens offering a superb view of the garden and surrounding countryside, polished concrete floor.

**REAR HALL / BOOT ROOM** with polished concrete floor, door to rear garden, window, fitted shelving and bench.

**CLOAKROOM** Suite comprising wall mounted WC and shelf with circular wash basin and tap. Polished concrete floor.

**UTILITY ROOM** 14'1" x 8'8" (4.29 m x 2.63 m) with polished concrete floor, window to front aspect, base level storage units and work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, space for tumble dryer, shelved cupboard.

**FIRST FLOOR LANDING** with vaulted and beamed ceiling, double cupboard.

**PRINCIPAL BEDROOM SUITE** 16'11" x 14'10" (5.16 m x 4.51 m) **BEDROOM** with feature corner picture windows and Juliette balcony giving a stunning view across the garden and surrounding countryside, vaulted and beamed ceiling, air conditioning unit. **WALK-IN WARDROBE** with window to side aspect, fitted rails and shelves.

**EN-SUITE SHOWER ROOM** with two wall mounted vanity units with drawers and wash hand basins, wall mounted WC and bidet, large walk-in shower, vaulted and beamed ceiling, window to rear aspect with superb views across countryside, heated towel rail.

**BEDROOM TWO** 14'11" x 12'11" (4.54 m x 3.94 m) with windows to side and rear aspects, feature vaulted and beamed ceiling, air conditioning unit, bench seat.

**WALK-IN WARDROBE** with window, fitted rails and shelf. **EN-SUITE SHOWER ROOM** with built-in WC and wash hand basin with cupboards and stone countertop, shower cubicle, window, heated towel rail.

**BEDROOM THREE** 14'1" x 13'7" (4.29 m x 4.13 m) with two windows, vaulted and beamed ceiling.

**BEDROOM FOUR** 13'1" x 11'11" (4.00 m x 3.63 m) with two windows including a window to rear aspect giving superb views of the garden and countryside, vaulted and beamed ceiling.

**BATHROOM** Fitted with a suite comprising wall mounted vanity unit with wash hand basin, WC, bidet and bath with shower above. Window, vaulted and beamed ceiling, heated towel rail.



**EXTERIOR** Highfield sits on an enviable plot approaching 1.75 acres (sts) surrounded by farmland and open countryside. Accessed via remote control, double electronically powered gates, the frontage consists of an extensive shaped driveway which in turn leads to an adjacent double garage. which measures around 21 1/2 feet by almost 20 feet. Accessed via 2 roller shutter doors the boiler for the air source boiler. The other side of the property it is extensively lawned with a dozen or so silver birch trees. Immediately from the rear of the house is an impressive pergola clad paved terraced which integrates a barbecuing out door kitchen area. Beyond this is a cedar deck with the remaining garden laid to lawn. Finally there is a further grassed area with a chicken run and fruit trees. The plot is bordered by a mix of hedging and post and rail.

**AGENTS NOTE** Please note that part of the garden land at the rear is designated as agricultural use.

**Tenure** - The property is Freehold

**Council Tax** - Band G

**EPC** B (83/87)

**Viewing** - By Arrangement with Pocock & Shaw  
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**Ref** GVD/6934



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested



