



Barway Road, Barway, CB7 5UA

**CHEFFINS**

# Barway Road

Barway,  
CB7 5UA

- Modern Detached Home (Constructed 2020)
- Built to 'Passivhaus' Standard with A Rated EPC
- 5 Double Bedrooms (Master with Ensuite)
- Open Plan Ground Floor with Dining Room & Spacious Kitchen / Living Area
- Separate Snug & Utility Space on Ground Floor
- Close to 1/4 of an Acre Plot (STS) with Gardens, Driveway & Double Garage
- High Specification Features Including 11kW of Solar Panels, Thermal batteries, MVHR System, Underfloor Heating & Triple Glazing
- Freehold / Council Tax Band F / EPC Rating A

A unique opportunity to purchase a modern 5-bedroom detached property built to 'Passivhaus' standard with an A rated EPC. The property was built by the current owners, featuring light enhancing and open plan living spaces. This contemporary home benefits from greatly reduced energy bills compared to a standard property, generating more power than it consumes within an annual basis.

Accommodation on the ground floor, comprises of a double height entrance hall with WC, separate snug and utility with the remainder being a spacious open plan dining area flowing through into a kitchen/living room. On the first floor there are 5 double bedrooms, master having an ensuite with attractive view towards Ely Cathedral, whilst there is also the family bathroom.

The property is situated on a plot of approximately 1/4 of an acre (sts) with an extensive driveway, double fully insulated garage and lawned gardens to front and rear.

To fully appreciate the numerous features of this stunning family home, a viewing is highly recommended.

5 2 3

**Guide Price £725,000**





## LOCATION

Barway is a hamlet situated approximately 3 miles south of the city of Ely. Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. 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.

## ENTRANCE HALL

With feature floor-to-ceiling window flooding light through to the dining area and beyond, carpeted front entrance, under floor heating.

## CLOAKROOM

With low level WC and wash basin with storage cupboards beneath, window to front aspect, storage cupboard housing the Mechanical Ventilation with Heat Recovery (MHRV) system and the solar panels inverters, under floor heating.

## SNUG

With window to side aspect, under floor heating.

## OPEN PLAN LIVING AREA

### DINING ROOM

With window to front aspect, under floor heating, stairs with glazed panels, cupboard with under floor heating & water controls.

### KITCHEN / LIVING AREA

With 2 large patio doors to rear aspect giving an attractive open view, under floor heating, range of contemporary wall and base level storage units, work surfaces and drawers, integrated appliances including 2 electric ovens and 2 combination microwave ovens, dishwasher and full-length fridge and freezer, island unit with breakfast bar, pop-up socket, induction hob and extractor hood, combined temperature control air cooling and heating unit.

### UTILITY

With wall and base level storage units and work surfaces, storage cupboard housing thermal batteries for the solar panels, stainless steel sink unit and drainer, plumbing for washing machine, space for tumble drier, door to outside.

## FIRST FLOOR LANDING

With glazed panels overlooking the entrance hall and views of a lake to the front aspect, shelved storage cupboard.

## BEDROOM 1

With window to rear aspect giving an attractive view of Ely Cathedral.

## ENSUITE

With large walk-in shower, wide vanity unit with drawers, countertop and twin glass wash basins, low level WC, heated towel rail.

## BEDROOM 2

With window to rear aspect giving an attractive view of Ely Cathedral.

## BEDROOM 3

With window to front aspect with a view to the lake.

## BEDROOM 4

With window to rear aspect giving an attractive view of Ely Cathedral.

## BEDROOM 5

With window to front aspect with a view to the lake.

## BATHROOM

With window to side aspect, suite comprising freestanding bath, 2-drawer vanity unit with wash basin, corner shower cubicle, low level WC, heated towel rail.

## OUTSIDE

To the front of the property there is a driveway providing extensive off-street parking and leading alongside the house to a double insulated garage with electric roller shutter door. Also, to the front there is a lawned garden with attractive, planted beds. Pedestrian access to

both sides of the property leading to the rear garden which is mainly laid to lawn, together with mature trees and an extended area of paved patio, decking and raised planters.

## AGENTS NOTES

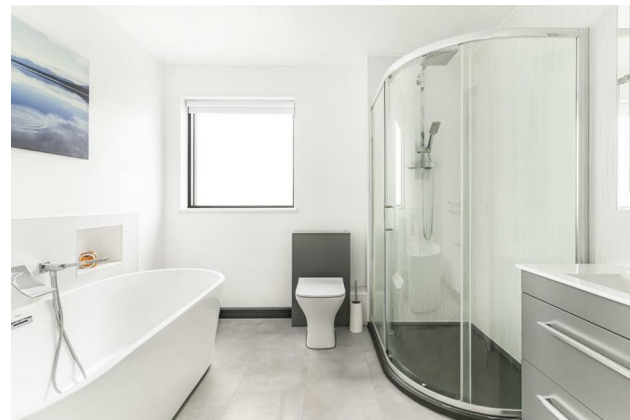
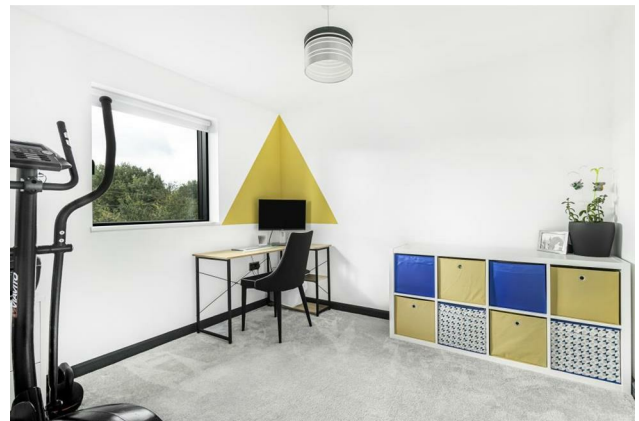
For more information on this property please refer to the Material Information Brochure on our website.

As previously mentioned, the property was constructed by the current owners to a 'Passivhaus' standard with eco features reflecting an EPC energy rating of A at 116. Unlike a traditional house, there are no radiators in the property, fully benefitting from the insulation, and key eco features including triple glazing, Mechanical Ventilation with Heat Recovery (MVHR) system designed to provide fresh filtered air into the property whilst maintaining a consistent comfortable temperature, solar panel system capable of generating 11kW of electric, surpassing the requirement to run the property, thermal storage batteries, under floor heating & combined temperature control and humidifying, air cooling and heating in the open plan kitchen/living area. The property also has a Myenergi Zappi EV charger with Tethered installed & connected directly to the solar panel system benefiting electric car owners.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Score	Energy rating	Current	Potential
92+	A	116 A	117 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price £725,000  
 Council Tax Band - F  
 Local Authority - East  
 Cambridgeshire District Council





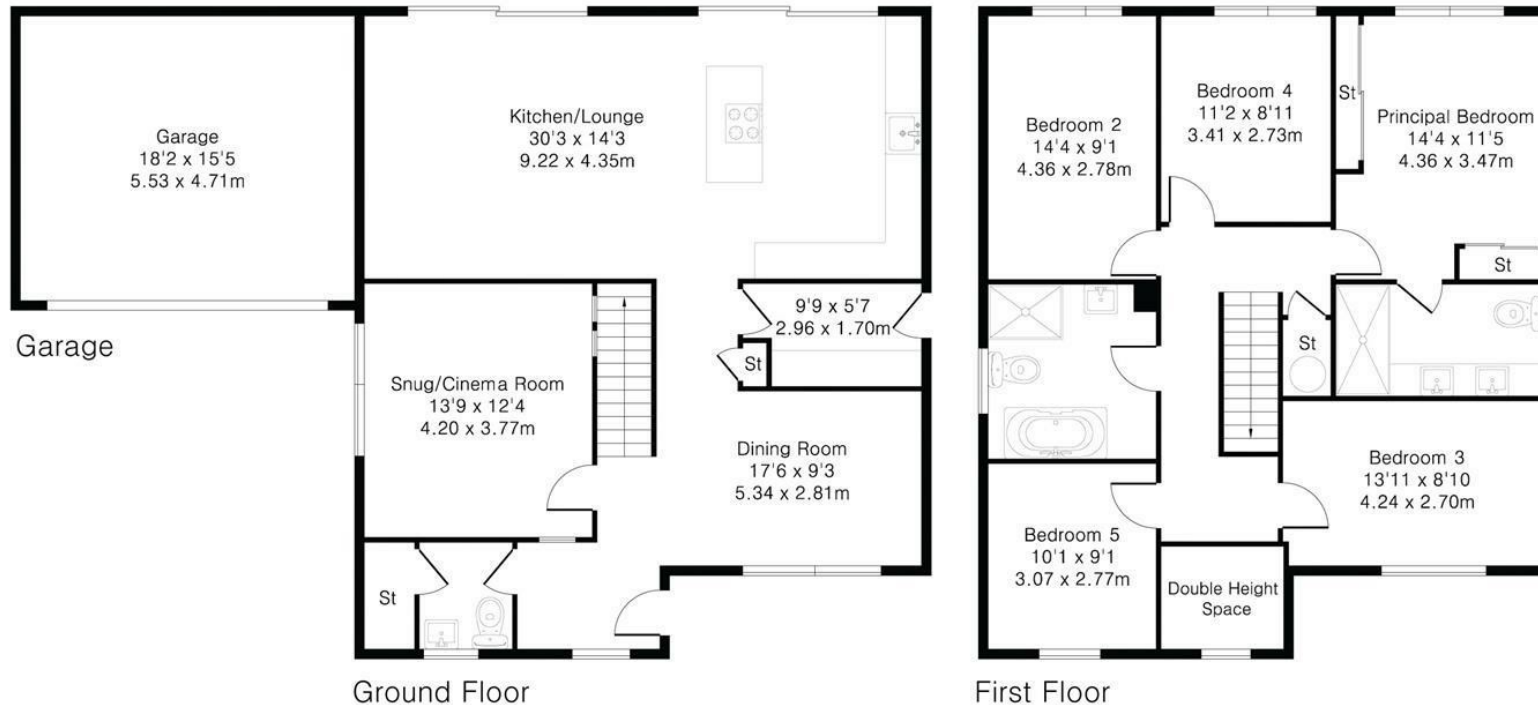


## Approximate Gross Internal Area 1911 sq ft - 178 sq m

Ground Floor Area 976 sq ft – 91 sq m

First Floor Area 935 sq ft – 87 sq m

Garage Area 280 sq ft – 26 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.