

# property details **approval form**

30 Barrington Road, Shepreth, Royston, Hertfordshire, England, SG8 6QE

**Date:** 02 April 2026

**Property Ref and Version:** RYN110637 - 0003

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 54A High Street, ROYSTON, Hertfordshire, SG8 9AW

**T** 01763 242988 **E** royston@williamhbrown.co.uk

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## >> **price**

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£425,000

Tenure: Freehold

## >> **key features**

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- > Detached bungalow on the outskirts of Shepreth.
- > In need of complete modernisation.
- > No upward chain.
- > Grounds extending to approximately 1/4 of an acre (not measured).
- > We believe that subject to normal planning regulations, it would be possible for a replacement dwelling.
- > EPC Rating: Awaiting

## >> **short description**

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A detached bungalow in need of complete refurbishment, with grounds extending to approximately 1/4 of an acre with the opportunity for a replacement dwelling. The property is offered with no upward chain and would make an ideal development project.

## >> **long description**

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Situated on the outskirts of this sought-after South Cambridgeshire village, a detached bungalow that requires complete modernisation and refurbishment. The property sits on grounds extending to approximately 1/4 of an acre (not measured) and subject to normal planning regulations, we believe it would be possible to get a replacement dwelling.

We understand the property is of concrete construction and we believe it would be unmortgageable in its present condition. The property has a detached double garage to rear and numerous outbuildings.

Shepreth benefits from its own mainline railway station, providing direct services to Cambridge, London King's Cross, and London St Pancras, making it ideal for daily commuting. The nearby A10 also offers quick road links north towards Cambridge, south to Royston and the A505. The village is home to the well-loved Shepreth Wildlife Park, and local public house.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Door To Entrance Hall**

2 Radiators. Built in cupboard.

### **Lounge**

Fireplace with hearth surround and mantle over. Radiator. Windows to front and side. Door to kitchen.

### **Kitchen**

Range of base and wall units. Space for appliances. Sink unit with mixer taps. Space and plumbing for automatic washing machine. Part tiled walls. Window to side. Door to side. Radiator.

### **Dining Room**

Fireplace with hearth surround and mantle over. Radiator. Window to front.

### **Utility Room**

Window to rear.

### **W / C**

Low flush WC. Radiator. Wall tiling. Window to rear.

### **Bedroom One**

Radiator. Window to side.

### **Bedroom Two**

Radiator. Window to front.

### **Bedroom Three**

Radiator. Window to rear.

### **Bathroom**

Shower cubicle. Wash hand basin. Wall tiling. Window to rear. Radiator.

### **Outside**

The property sits on approximately a 1/4 of an acre (not measured) and includes numerous outbuildings and a detached double garage.

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## >> property images



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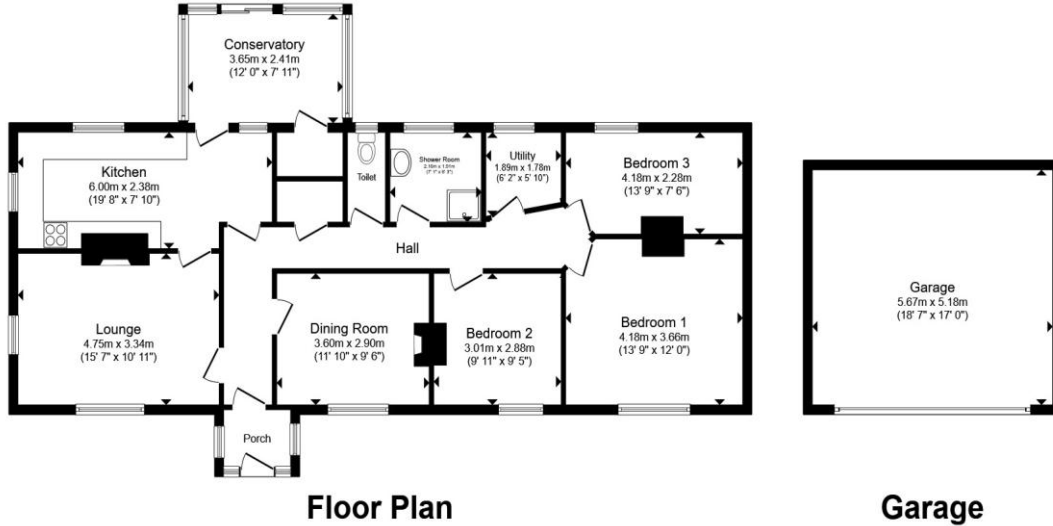
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## >> floor plan



Total floor area 143.7 m<sup>2</sup> (1,547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

	Signature	Date
<b>Tony Green</b>	<i>Tony Green</i>	2.04.2026
<b>Mr G.M. Petch</b>		

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