



9 Glebe Road, Barrington, Cambridge, CB22 7RP
Offers In Excess Of £500,000 Freehold



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AN ESTABLISHED SEMI-DETACHED FAMILY HOME EXTENDED AND MUCH IMPROVED OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION, SET WITHIN A MATURE AND PRIVATE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- An extended four bedroomed detached house
- 1425 sqft /123 sqm
- Council tax band - D
- 1950's
- 3 reception rooms, 2 bathrooms
- EPC - C/74
- Plot size - 0.05 acres
- Oil-fired central heating

The property enjoys a fine position just a short walk from the highly regarded village primary school, village green and church. Over the years the property has undergone quite a transformation having been extended to almost its original size and boasts a generous driveway and double garage.

The accommodation comprises a welcoming entrance porch, with attractive tiling, which in turn leads to the entrance hall with stairs rising to the first floor accommodation. There are two reception rooms including the sitting room which opens to the dining room, which boasts a feature fireplace with a woodburning stove. The kitchen/breakfast room is a generously proportioned room fitted with attractive solid wood cabinetry, ample fitted worksurfaces with an inset one and a half sink unit with a mixer tap and drainer, electric hob, oven, grill and extractor, and space for a dishwasher. Patio doors lead from the kitchen out to a large conservatory with ceramic tiled flooring and French doors to the garden. Also off the kitchen is a handy utility room with a walk-in pantry, space for the usual white goods and a shower room.

Upstairs off the split-level landing are four good-sized bedrooms and a family bathroom.

Outside, the property is set back from the road and is screened by walling with a block-paved driveway providing off-road parking for four to six vehicles and leading to the double garage. Gated access leads to the rear garden, which is mainly laid to lawn with well-stocked flower and shrub borders and beds and a variety of mature trees and bushes with a 3000 litre rainwater collection system and external irrigation system. There is a summerhouse with a covered patio area, making an ideal home office plus a large workshop located at the bottom of the garden, which is currently utilised as a home gymnasium.

Please note that the property also boasts 16 solar panels plus 7.2 kwh batteries, which generates on average an annual income of £1300.00

Location

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. Secondary schooling is at Melbourn Village College or Comberton Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth, with a direct cycle path to Foxton station from the village planned.

Tenure

Freehold

Services

Main services connected include: water and mains drainage. There is oil-fired central heating. Solar panels for electricity

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	84
EU Directive 2002/91/EC			

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

