



New Build Rear Of 48-52, Barton Road, Ely
Ely

£1,100,000

RICHARD
BOOTH
ESTATE AGENTS 

New Build Rear Of 48-52, Barton Road

Ely

Presenting a truly unique opportunity to acquire a brand new, single storey detached residence, finished to an exceptional standard and situated in a prime location directly opposite Kings School.

This contemporary residence offers the perfect blend of style and functionality, with three well-proportioned bedrooms, including a luxurious principal suite with en-suite shower room. The heart of the home is the stunning kitchen/dining/family room, enhanced by full height glazing that allows an abundance of natural light to flood the living spaces.

The kitchen will be fitted with high specification appliances and sleek cabinetry, making it ideal for both every-day living and entertaining. A separate snug or lounge provides a cosy retreat, complete with a wood burner for added comfort. Underfloor heating will run throughout the property, ensuring a warm and inviting atmosphere year-round.

The outside space has been thoughtfully designed to create a tranquil and versatile environment. The gardens will feature a harmonious blend of patios, decking, lawn, and planted beds, complemented by specimen trees and a charming pond, offering a serene setting for relaxation or outdoor gatherings. At the rear of the plot, the original double garage will be converted into a spacious studio or workspace, ideal for those who work from home or require a creative retreat. To the front of the property will be a spacious driveway.





New Build Rear Of 48-52, Barton Road

Ely

Designed with modern living in mind, this property is a 'one off' in a sought-after city location, with the railway station and city centre amenities conveniently close by, and early viewing is advised to avoid missing out on this unique home.

Council Tax Band: TBD

EPC: Awaited

Tenure: Freehold

- Brand New Single Storey Detached Residence
- Contemporary Design Finished To A High Specification
- Prime Location Opposite Kings School, Close to City Centre & Railway Station
- 3 Bedrooms (1 En-suite)
- Stunning Kitchen/Dining/Family Room
- Separate Snug/Lounge
- Landscaped Gardens & Driveway
- Garden Studio/Workspace
- Underfloor Heating & Wood Burner
- Full Height Glazing In Living Areas Flooding The Rooms With Light





Location

Ideally positioned within sought-after Barton Road, this property enjoys an enviable location close to many of Ely's most desirable amenities. The renowned private King's School is centred around Barton Road and Barton Square, making this an excellent choice for families, whilst Ely Golf Club and the historic city centre are also a few minutes walk away. The mainline railway station is readily accessible, offering fast and direct connections to Cambridge in approximately 20 minutes and London King's Cross in around 70 minutes. Combining excellent schooling, leisure facilities, city amenities and superb commuter links, Barton Road represents a particularly attractive and well-connected address.

Entrance Hall

With door to front, cloaks cupboard, underfloor heating.

Snug

With double glazed corner window and patio doors, roof light, wood burning stove, underfloor heating.

Utility

With a range of fitted units and worktop, cupboard housing hot water cylinder, underfloor heating.

Cloakroom

With low level WC, wash basin, double glazed window, underfloor heating.

Kitchen/Dining/Family Room

With full height double glazed corner windows, patio doors and further double glazed windows, to be fitted with a contemporary range of quality storage units and drawers with matching worksurfaces, sink unit and drainer, integrated dishwasher, fridge/freezer, oven, hob and extractor, underfloor heating. There are 2 kitchen options available. The images contained within these sales particulars are provided for guidance purposes only.

Inner Hall

With full height double glazed windows, built in cupboard, roof light, underfloor heating.



Bedroom 1

With double glazed window and patio doors to garden, walk through dressing area with a range of wardrobes, underfloor heating.

En-suite

With double size shower cubicle, low level WC, wash basin, underfloor heating.

Bedroom 2

With double glazed window and roof light, built in wardrobes, underfloor heating.

Bedroom 3

With double glazed window and roof light, built in wardrobes, underfloor heating.

Bathroom

To be fitted with a high quality bathroom suite of bath, separate shower, low level WC, wash basin, double glazed window and roof light, underfloor heating.

Outside

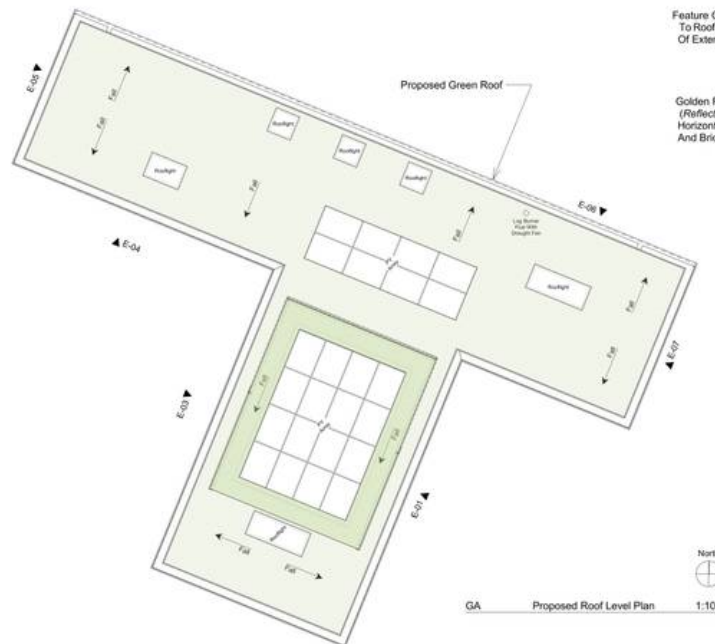
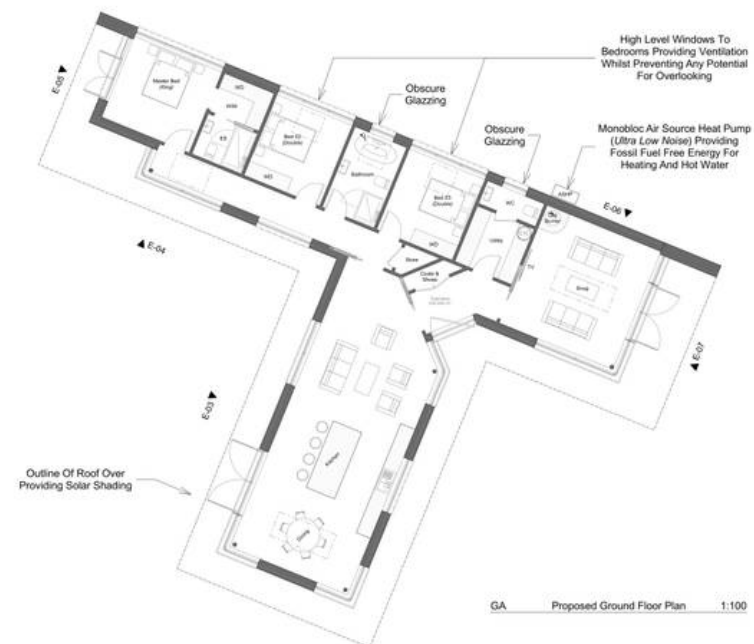
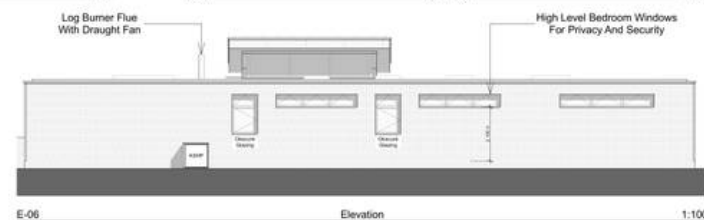
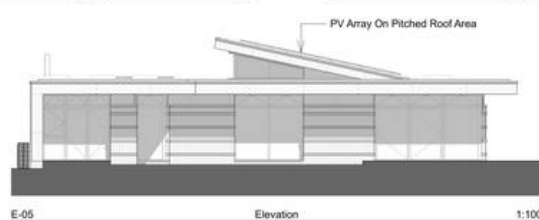
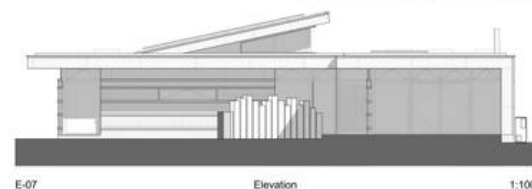
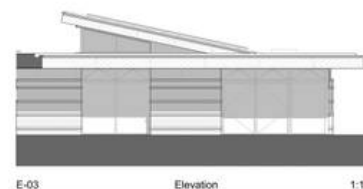
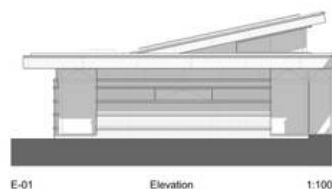
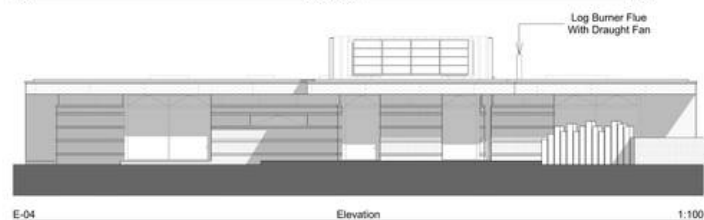
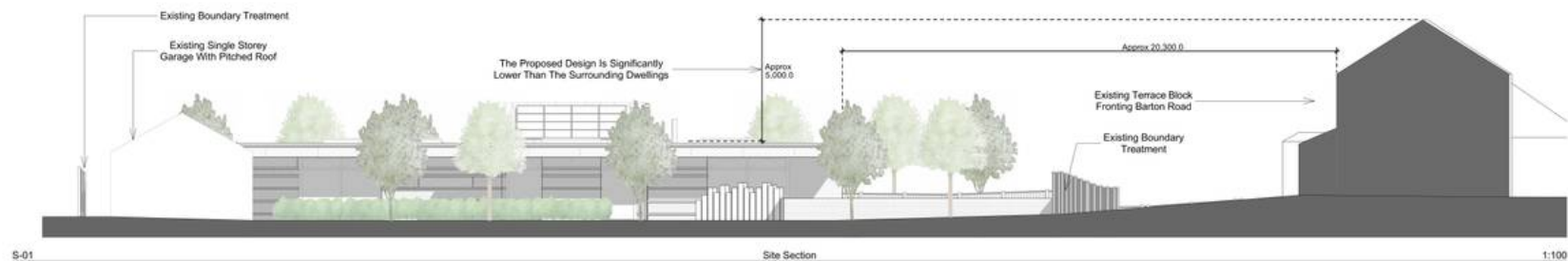
The property will have beautifully landscaped gardens containing a mix of patios, decking, lawn, planted beds and assorted trees. At the rear of the plot the original double garage will be converted into an excellent studio/work space.

To the front of the property there will be a driveway providing ample parking.





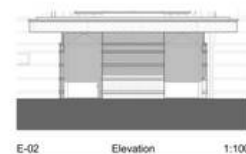




This document and its design content is copyright Gary Johns Architects ©. It shall be read in conjunction with all other project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to Architect.

Rev	Revision Description	Date	Checked	Revised
1	Issued For Consultation	26/07/2023	AD	AD
2	Issued For Planning	11/07/2023	AD	AD
3	Issued For Planning	20/07/2023	AD	AD
4	Issued For Planning	20/07/2023	AD	AD

Change	Change Description	Change Date	Checked
1	Issued For Planning	11/07/2023	AD



Feature Chevron Cladding To Roof Edge And Tops Of External Walls Under Golden Facing Brickwork (Reflective Of Ely) With Horizontal Brick Corbels And Brick Header Detail



Please refer to the submitted 'Design & Access Statement' for full details and justification of all external materials.

G Gary Johns Architects

44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF
TEL: +44(0)1353 665374
E-MAIL: info@johnsarchitects.co.uk
WEB: www.johnsarchitects.co.uk

CLIENT
Mr. & Mrs. Fox

PROJECT
Development A1
Barton Road
Ely

DRAWING TITLE
Proposed Dwelling Plans and Elevations

DRAWING STATUS	DRAWING SCALE	DATE OF NEXT ISSUE
PLANNING	1:100	03.07.2023
AD	GJ	03.07.2023
PROJECT NUMBER	WORK STAGE	DRAWING NUMBER
22-936	3	030-P
		D

This document and its design content is copyright Gary Johns Architects ©.
It shall be read in conjunction with all other project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to Architect.

Rev ID	Revision Description	Date	Checked	Reviewed
A	Updated For Consultant Information	28/07/2023	AD	SH
B	Red Line Updated	13/09/2023	AD	SH
C	Amended For Planning	13/03/2024	AD	SH
Change ID	Change Description	Change Date	Checked	
Ch-10	Amended For Planning	13/03/2024	AD	



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

Site Location Plan

1:1250

-  Denotes application site
-  Denotes applicant ownership outside of the application site

North



44 SILVER STREET, ELY, CAMBRIDGESHIRE, CB7 4JF
TEL : +44(0)1353 665374
E-MAIL : info@johnsarchitects.co.uk
WEB : www.johnsarchitects.co.uk

CLIENT
Mr. & Mrs. Fox

PROJECT
Development A1
Barton Road
Ely

DRAWING TITLE
Site Location and Block Plan

DRAWING STATUS		DRAWING SCALE @ A2:	
PLANNING		1:1250, 1:500	
DRAWN BY	REVIEWED BY	DATE OF FIRST ISSUE	
AD	GJ	03.07.2023	
PROJECT NUMBER	WORK STAGE	DRAWING NUMBER	REVISION
22-936	3	010-P	C

Block Plan

1:500



North



-  Denotes application site
-  Denotes proposed footprint

Approximate Gross Internal Area = 163.155 sq m / 1756 sq ft
Music Room = 24.875 sq m / 268 sq ft
Total = 188.03 sq m / 2024 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1332911)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

