



59 Barrons Way
Comberton, Cambridgeshire, CB23 7EQ

BROWN & CO



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An exceptional and beautifully designed four double bedroom detached home in the heart of Comberton, offering flexible, high specification accommodation and an outstanding position.



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DETAILED DESCRIPTION

An impressive four double bedroom detached family home occupying an enviable position within this sought after village, benefiting from mature enclosed front and rear gardens and thoughtfully designed extensions creating a blend of modern open plan living and circulation between the living spaces and gardens. The versatile accommodation extends to approximately 2055 sq. ft. across two floors and further benefits from a generous plot, together with a useful cabin/workshop equipped with light and power.

LOCATION

Comberton provides a well rounded selection of everyday amenities, including a Co-operative convenience store, Post Office, local cafés, a bakery, and a range of independent services. The village also benefits from a doctors surgery, dental practice, library, and village hall, together with active community facilities such as Comberton Sports & Arts Centre, offering a gym, sports hall, fitness studios, and all weather pitches. For a wider variety of shopping, dining, and leisure opportunities, Cambridge city centre is just 5 miles away, while the nearby villages of Barton, Toft, and Bourn provide further local options.

The area is particularly well regarded for its education. The village is served by Meridian Primary School and the highly acclaimed Comberton Village College, which includes a sixth form and is part of the Cam Academy Trust. A number of independent schools are also available in and around Cambridge.

Commuters and cyclists benefit from excellent connections, with direct road links via the A603 and A428, and a dedicated cycle path providing a safe and scenic route into Cambridge. The nearby mainline stations at Cambridge and Foxton (approximately 6 and 7 miles respectively) offer regular rail services to London Kings Cross, London Liverpool Street, and beyond.





ACCOMMODATION GROUND FLOOR

ENTRANCE HALL

With entrance door, frost windows to the front aspect, wood effect flooring, pocket door to utility room, open to

KITCHEN DINER/DAY ROOM

With kitchen area with Velux windows to the front aspect, bespoke fitted kitchen with range of eye and base level units, beech counter with under mounted sink and a half with chrome mixer tap over, space and plumbing for dishwasher, range style freestanding oven with six ring electric hob over, island with beech counter and breakfast bar, bifold doors opening to the garden, under stairs storage cupboard, open to dining area with sliding patio doors to the garden and opening to living room, wood effect flooring throughout

UTILITY ROOM

With preparation counter with inset ceramic sink with mixer tap over and cupboard below, space and plumbing for washing machine and dryer, wood effect flooring, door to side access

INNER HALLWAY

With stairs to the first floor, door to living room, bedroom four/family room, guest cloakroom and study

LIVING ROOM

With Velux windows to the rear aspect, Stovax inset wood burner with granite hearth and surround with wooden mantle over, bifold doors opening to the rear garden

STUDY

With window to the rear aspect, fitted desk counter and tiled effect flooring

BEDROOM FOUR/FAMILY ROOM

With Velux windows over, window to the rear aspect

GUEST CLOAKROOM

With window to the rear aspect, low level wc with eco flush button, wall mounted unit with basin and mixer tap over, chrome heated towel rail, wood effect flooring

FIRST FLOOR

LANDING

with frosted window to side aspect, door to

PRINCIPAL BEDROOM

with window to the rear aspect, Velux skylight, built-in sliding-door wardrobes and storage cupboard, door to

EN-SUITE SHOWER ROOM

with frosted window to the rear aspect and Velux skylight, vanity unit with double sinks, both with chrome mixer taps over, low-level WC with eco flush, glass-panelled electric shower with chrome, wall-mounted, hand-held shower head, heated towel rail

BEDROOM TWO

with windows to the side and rear aspect, built-in sliding-door wardrobes and storage shelving

BEDROOM THREE

with window to the front aspect, built-in sliding-door wardrobe.

FAMILY BATHROOM

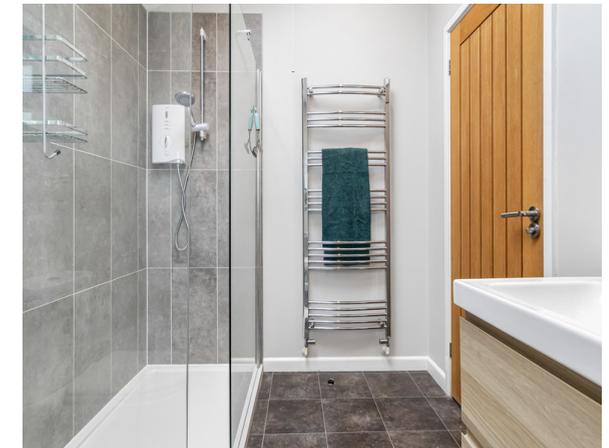
with frosted window to the front, vanity unit with ceramic sink with chrome mixer tap over, low-level WC with eco flush, panelled bath with chrome shower head, part-tiled walls, heated towel radiator.

OUTSIDE

The front boundary is defined by a brick wall with an opening onto the gravel driveway, which provides parking for four cars and features a selection of shrubs and a mature tree. A pathway leads to the entrance door, with a side passage fitted with lighting and external power points, giving access to the rear garden.

The part walled front garden enjoys a southerly aspect and is mostly laid to lawn, complemented by mature trees, a patio seating area and well stocked feature flower beds, together with an outside tap, gated access to the driveway and a side passage leading through to the rear garden.

The part walled rear garden includes a well maintained lawn area, a patio seating space, a range of shrubs and trees, raised beds, a large cabin/ workshop with light and power, and an additional storage shed.



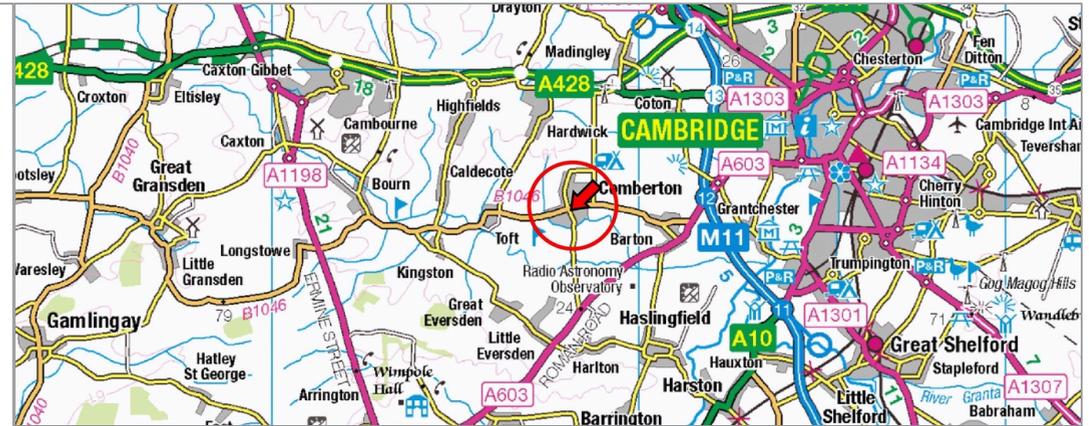


**Approximate Gross Internal Area 2055 sq ft - 191 sq m
(Excluding Outbuilding)**

Ground Floor Area 1272 sq ft – 118 sq m

First Floor Area 783 sq ft – 73 sq m

Outbuilding Area 131 sq ft – 12 sq m



Tenure: Freehold
 Services: Mains electricity and drainage.
 Oil fired central heating.
 Council Tax Band: E
 EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB145510. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment. Viewing: Strictly by prior appointment through the selling agents Brown&Co. Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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