



High Street, Barrington, CB22 7QX



## High Street

Barrington,  
CB22 7QX

A unique opportunity to acquire a most attractive and imposing Grade II listed detached Period home of immense charm and character, together with useful outbuildings, garaging, delightful gardens and extensive courtyard style parking area.

4 2 3

**Guide Price £800,000**





## LOCATION

The property occupies an outstanding and rather special position fronting onto Barrington's picturesque village green and is conveniently placed right in the heart of the village, next to the village hall and close to the post office/stores, inn/restaurant, primary school and church. For the commuter there are main line stations in Shepreth and Foxton. The village is also well placed for access to major routes and is just 7 miles from the university City of Cambridge and 4 miles from the nearest M11 motorway access point (Junction 11).

**PART GLAZED FRONT ENTRANCE DOOR**

to:

**DINING ROOM**

with door and staircase off to first floor, feature Inglenook fireplace with brick hearth and oak bressumer above, deep built-in storage cupboard with light and recess shelving, feature tiled floor and opening to:

**INNER LOBBY**

with built-in storage cupboard downstairs, exposed chimney breast and fitted shelved cupboards, door to:

**LIVING ROOM**

with Inglenook fireplace with tiled hearth and a cast iron firegrate, exposed beams and timbers, glazed window to side, radiator, sliding sash windows to front aspect with views over the green.

**PRINCIPAL RECEPTION ROOM**

A wonderful and atmospheric room with feature high ceilings, double radiator, tiled fireplace with a woodburning stove set on a tiled hearth, decorative surround and mantel, large feature glazed windows open with spectacular views of the village green and door leading to front pathway. This room was originally a shop and was converted into the living accommodation at a later stage. Door from reception to:

**REAR LOBBY**

which is then open to:

**KITCHEN/BREAKFAST ROOM**

with feature Aga, exposed brick chimney breast, fitted traditional wooden units incorporating shelved storage cupboards with wooden worktop above, high semi-vaulted ceiling and exposed timbers, glass wall mounted cabinets and an original wooden dresser with cupboards and drawers below, fitted unit with butler sink, wooden drainers to either side, cupboards beneath and water softener, glazed windows to rear aspect overlooking the rear garden and a pair of glazed doors leading to brick paviour pathway and gardens. Part glazed door to rear terrace and gardens. Door to:

**UTILITY ROOM**

with wooden worktops with space beneath for appliances, wall storage cupboards, further shelved cloaks/storage cupboard, high semi-vaulted ceiling with high level storage cupboard and door to:

**CLOAKROOM/SHOWER ROOM**

with a fitted shower cubicle with wall mounted shower unit and hand held shower, low level w.c., and sink with mixer tap, tiled splashbacks, set on a brick plinth, large built-in shelved storage cupboard, tiled floor, glazed window with frosted glass to side aspect, radiator.

**STUDY/OFFICE**

with tiled floor, double radiator, windows to side and rear aspect, fitted shelving.

**ON THE FIRST FLOOR****LANDING**

with exposed wooden floorboards and exposed brick chimney breast, door off to:

**BEDROOM 1**

with double radiator, exposed timbers, feature brick fireplace with cast iron firegrate, sliding sash windows to front aspect with glorious views of the village green, exposed wooden floorboards, fitted wardrobe, door to:

**INNER LOBBY**

with exposed brick chimney breast, exposed timbers, door leading to:

**BATHROOM**

with bath, tiled walls to side, separate fixed head shower above and hand held shower unit, wash hand basin with tiled splashback set on a cast iron plinth, w.c., exposed ceiling timbers, feature brick fireplace with cast iron fire, window to side aspect, radiator, and door to:

**DRESSING ROOM/BEDROOM 2**

which also has a door leading from the landing, radiator, sliding sash windows to front aspect with glorious views over the village green, exposed timbers.

**FROM THE LANDING**

there are further stairs to the:

**SECOND FLOOR****LANDING**

with exposed brick chimney breast, door to:

**BEDROOM 3**

with double radiator, exposed brick chimney breast, built-in cupboard to side, double radiator, trap door to roof space, windows to side aspect with views over the green.

**BEDROOM 4**

with double radiator, built-in shelved linen cupboard and wardrobe, exposed wooden floorboards, glazed windows to side aspect with views over the green, trap door to roof space.

**DOOR OFF LANDING**

to:

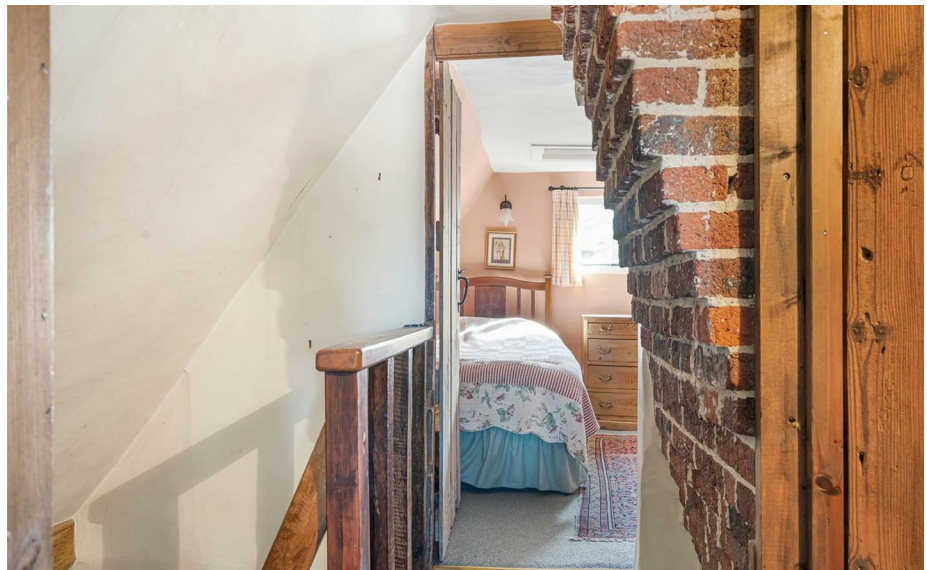
**CLOAKROOM**

with low level w.c., wash hand basin, exposed brick chimney breast, electric shaver socket, wooden floors and extractor fan.

**OUTSIDE**

Immediately to the front of the property there is a brick paviour pathway and border with shrubs and climbing roses to side. Driveway leading to a courtyard style shinglestone parking and turning area adjacent to which is DETACHED TIMBER CONSTRUCTED GARAGE/WORKSHOP with light and power, secluded garden area to side with shrubs and trees and a further shinglestone driveway which in turn leads to a large DETACHED GARAGE which is currently divided into two separate areas and has light and power with glazed windows with frosted glass to side aspect and a large panelled wooden door leading to the side. Immediately adjacent to this garage there is an enclosed garden area with high hedgerow to side and gated access to a small brick courtyard area with door leading to outside store and adjacent to which there is a log store.

Pathway and wrought iron gate leading to the main gardens which are located immediately to the rear of the property and are mainly laid to lawn and with a great variety of mature shrubs and well stocked borders and trees around. There is a central brick pathway which leads to a covered wooden seat and further garden store and storage shed. Immediately adjacent to the property itself there is a brick paviour terrace with a small secluded area for alfresco dining with shrubs to side and timbers above, shinglestone side access and gateway leading to the front, timber constructed store to side and a partly enclosed area with air source heat pump.





Guide Price £800,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - South Cambridgeshire  
District Council



**Approximate Gross Internal Area 1923 sq ft - 178 sq m  
(Excluding Garage & Outbuilding)**

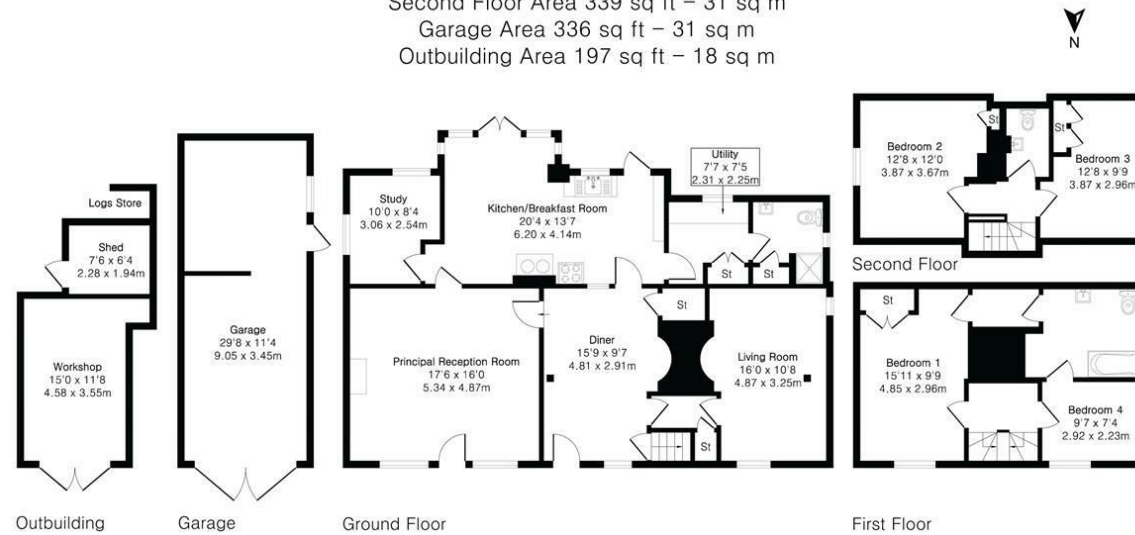
Ground Floor Area 1163 sq ft – 108 sq m

First Floor Area 421 sq ft – 39 sq m

Second Floor Area 339 sq ft – 31 sq m

Garage Area 336 sq ft – 31 sq m

Outbuilding Area 197 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

