



High Street, Barrington, CB22 7QX

**CHEFFINS**

## High Street

Barrington,  
CB22 7QX

A beautifully positioned Grade II Listed four/five bedroom thatched cottage overlooking the village green within one of South Cambridgeshire's most picturesque and highly regarded villages. Rich in charm and period character throughout, the property offers versatile and sympathetically extended accommodation approaching 1,280 sq ft, combining traditional cottage features with practical family living, together with mature gardens, private parking and excellent access to Cambridge and London via road and rail links.

5 2 3

**Guide Price £750,000**





## LOCATION

Barrington is widely regarded as one of South Cambridgeshire's most attractive villages, centred around one of the longest village greens in England and surrounded by attractive countryside. The village enjoys a strong sense of community alongside excellent commuter links, lying approximately 8 miles south west of Cambridge with convenient access to the A10, M11 and nearby Foxton railway station providing regular services into Cambridge and London King's Cross. The village itself offers a variety of amenities and recreational facilities including a highly regarded public house, village hall, cricket club, parish church and well regarded primary schooling, whilst further shopping and schooling facilities are available in nearby Melbourn, Royston and Cambridge.

## PART GLAZED ENTRANCE DOOR

leading through into:

## ENTRANCE HALL

With staircase rising to first floor accommodation, radiator, exposed timbers, panelled doors leading to respective rooms and opening through into:

## KITCHEN AREA

Fitted with a range of country style wall and base mounted storage cupboards and drawers with preparation surfaces over incorporating butler style sink with mixer tap. Space and plumbing for appliances, exposed timbers, quarry tiled style flooring, window to side aspect and impressive inglenook style fireplace with inset feature stove. Opening through into:

## PANTRY

Providing extensive shelved storage space with fitted shelving.

## LIVING/DINING ROOM

A superb later addition to the property creating a wonderfully sociable open plan reception space ideally suited for both family living and entertaining. A particularly light room with windows and French doors overlooking and leading to the gardens, exposed timbers, radiators and ample space for both seating and dining arrangements.

## SHOWER ROOM

Comprising low level WC, wash hand basin and walk in shower enclosure with fitted shower unit. Obscured window, tiled surrounds and radiator.

## SITTING ROOM

A characterful reception room positioned within the original part of the cottage featuring impressive inglenook fireplace, exposed timbers, fitted shelving, windows to side and rear aspects and stable style door leading externally.

## BEDROOM FIVE/STUDY

A versatile room currently utilised as a bedroom but equally suitable as a home office or study with window to side aspect and radiator.

## BEDROOM THREE

A well proportioned ground floor double bedroom with French doors opening onto the rear garden, radiator and window to side aspect.

## FIRST FLOOR

## LANDING

With exposed timbers and doors leading to respective rooms.

## BEDROOM TWO

A well proportioned double bedroom with window overlooking the garden, exposed timbers and opening through into:

## BEDROOM FOUR/DRESSING ROOM

Providing an excellent dressing room arrangement to Bedroom Two although equally capable of being utilised as a nursery, occasional bedroom or study if desired. Window to side aspect and exposed timbers.

## BEDROOM ONE

A further double bedroom with exposed timbers and window to side aspect.

## BATH AREA

Featuring freestanding bath serving the first floor accommodation.

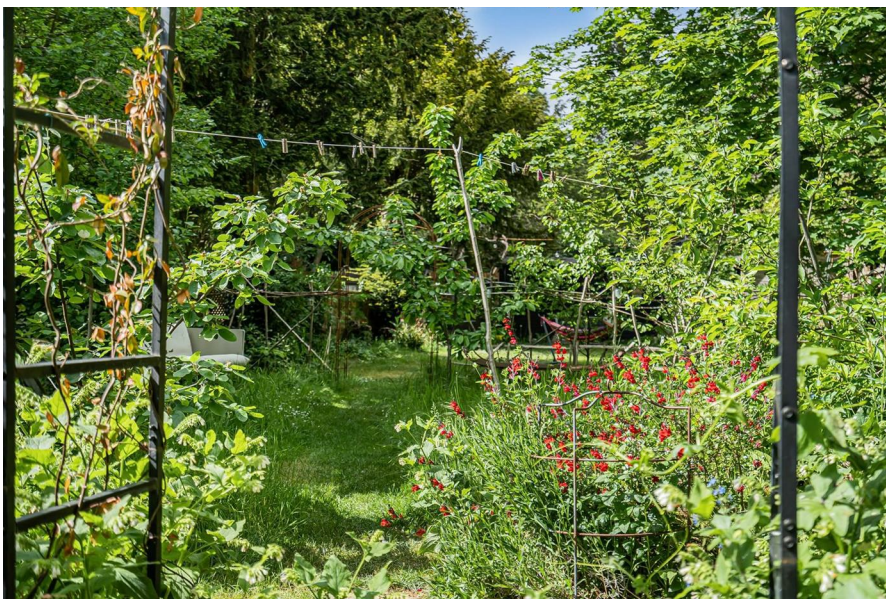
## OUTSIDE

The property occupies a delightful position overlooking the village green and is set back from the road behind an attractive picket fence and mature wildflower style frontage, creating an immediate sense of charm and privacy.

A private driveway provides off road parking whilst the enclosed rear gardens are predominantly laid to lawn interspersed with mature trees and established planting. There are several distinct seating areas positioned throughout the garden alongside productive vegetable beds and gravelled sections, all combining to create a wonderfully peaceful outside space.

A substantial patio area provides an ideal entertaining space for al fresco dining during the warmer months. The property also benefits from useful outbuildings including sheds and a workshop complete with power and water connected.



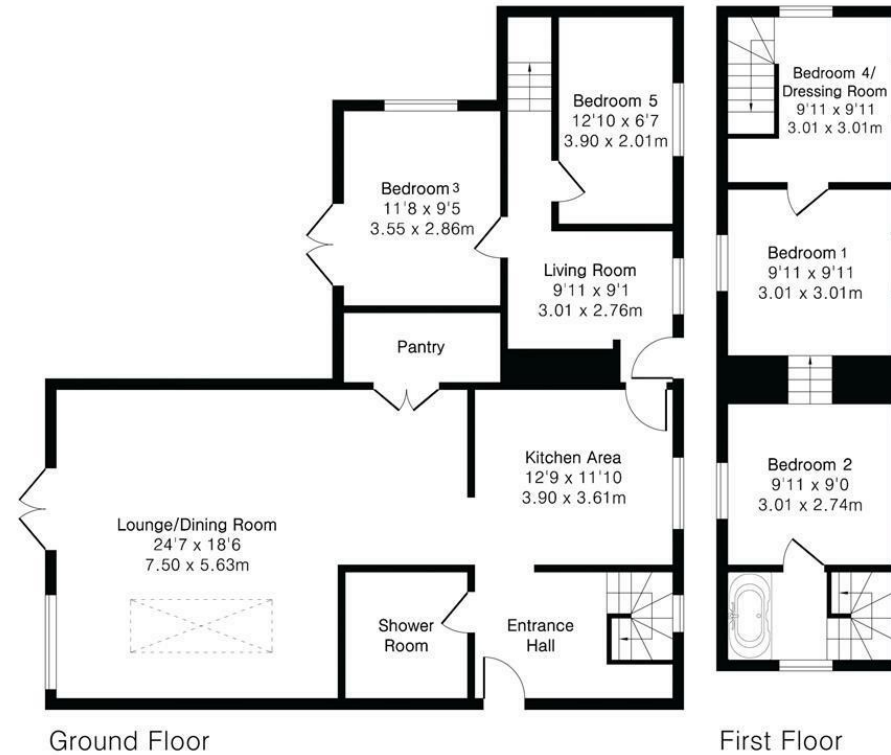




**Approximate Gross Internal Area 1279 sq ft - 119 sq m**

Ground Floor Area 900 sq ft – 84 sq m

First Floor Area 379 sq ft – 35 sq m



Guide Price £750,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire

District Council



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[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.



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