



BROWN & CO

29 HIGH STREET, BARRINGTON



-29 HIGH STREET-

Barrington | Cambridgeshire | CB22 7QX

An enchanting and truly unique opportunity to acquire an exceptionally well presented Grade II listed two double bedroom detached cottage, ideally situated on the highly sought after Barrington village green.

Property Highlights

-Grade II listed - Listing Number 1161719 - Sought after position fronting Barrington village green - Exceptional well maintained accommodation - Charming and unique property - Recently rethatched ridge - Driveway parking for two cars

House

Ground Floor: Entrance Hall - Kitchen - Living Room - Shower Room

First Floor: Landing - Bedroom One - Bedroom Two

Total: 622 sq. ft. (59 sq. m)



DETAILED DESCRIPTION

A rather special, detached two double bedroom Grade II listed thatched cottage, located on the High Street and fronting the impressive village green within this highly regarded village. The attractive accommodation extends to approximately 622 sq. ft. and is arranged over two floors and showcases a wealth of period features including an inglenook fireplace, exposed beams and timbers, complemented by a generous amount of natural light throughout. The property is further enhanced by a secluded and tranquil courtyard style rear garden, together with driveway parking for two cars.

LOCATION

Barrington is a charming village in South Cambridgeshire that sits 7 miles (11 km) southwest of Cambridge and 50 miles (80 km) north of London. Known for one of England's longest village greens, it features thatched cottages and a timeless rural character. The nearby A10 links to Cambridge and Royston, with the M11 motorway 5 miles (8 km) away for broader regional access. Foxton railway station, 1.5 miles (2.4 km) from the village, provides services to London King's Cross in about 50 minutes and Cambridge in as little as 10 minutes.

Amenities include: The Royal Oak pub serving as a lively hub for food and events. A local shop and post office cover daily essentials, while nearby villages like Haslingfield and Harston offer additional amenities, including small supermarkets and healthcare services. The village hall hosts clubs, activities, and gatherings. Barrington Church of England Primary School educates children aged 4-11, with secondary schooling available in Melbourn along with independent schools for all age groups in Cambridge.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, tiled floor, door to living room, kitchen and shower room

KITCHEN

With single glazed window to the rear aspect over looking the green, glazed panelled door to the green, bespoke fitted Browns timber kitchen with range of eye and base level units, integrated appliances include washer dryer, under counter fridge and under counter oven, granite counter with inset four ring electric hob with extractor hood over, under mounted sink and a half with mixer tap over, exposed timber, tiled floor, integral storage cupboard

LIVING ROOM

With single glazed timber windows to front and side aspect, inglenook fireplace with inset wood burning stove, exposed bricks, beams and timbers, wooden flooring, door opening to stairs leading to the first floor

SHOWER ROOM

With single glazed window to the front aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and shower enclosure with glass and chrome sliding door, travertine tiled walls and floor, chrome heated towel rail



FIRST FLOOR

LANDING

BEDROOM ONE

With single glazed window to the side aspect over looking the green, vaulted ceilings, exposed beams and timbers, fitted wardrobes

BEDROOM TWO

With single glazed timber window to the front aspect, exposed beams and timbers, vaulted ceilings

OUTSIDE

Accessed from the High Street via Slid Lane, the front of the property features an attractive decorative shrub bed that wraps around the side of the house, with a stepping-stone pathway leading to the entrance door.

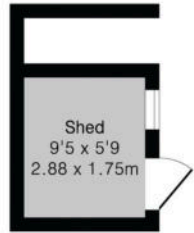
The secluded rear garden enjoys a southerly aspect and is predominantly laid to mixed gravel, centred around a mature tree and complemented by well-maintained shrub and climber borders. A stepping-stone pathway leads to the shed and log store and continues through to a gravelled parking area providing space for two vehicles.



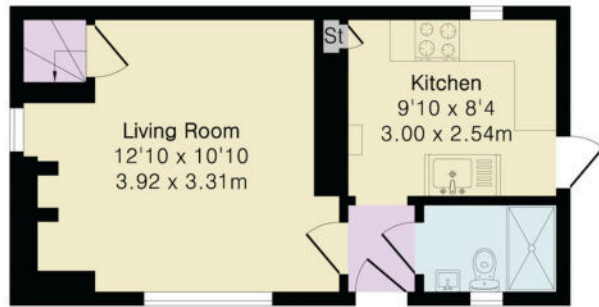


**Approximate Gross Internal Area 622 sq ft - 59 sq m
(Excluding Outbuilding)**

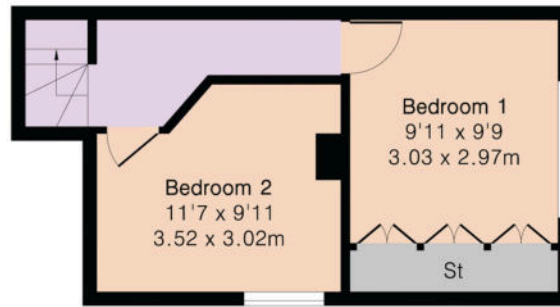
Ground Floor Area 324 sq ft – 31 sq m
First Floor Area 298 sq ft – 28 sq m
Outbuilding Area 38 sq ft – 4 sq m



Outbuilding



Ground Floor



First Floor



Tenure: Freehold

Services: Mains electricity and water, oil-fired central heating, mains drainage.

Council Tax Band: 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: CB127574. 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: The Green Charity provides maintenance and upkeep of Barrington Green and Slid Lane. All properties on the green require an annual Permitted Way Licence to cover maintenance of Barrington Green, upkeep costs and access (Cost for 2025/26 £165).

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