




## BACK LANE

Barrington, CB22



# A UNIQUE DETACHED HOME IN A DISCREET AND PRIVATE LOCATION

7 Back Lane is a striking new-build set in just under 1.25 acres,  
providing over 6,500 sq. ft of beautifully designed, exceptionally  
high-quality modern accommodation.

			EPC
6	5	4/5	B

Local Authority: Cambridge City Council

Council Tax band: F

Tenure: Freehold



## GARDEN AND SETTING

Approached via gated access with wrought iron fencing and brick pillars, the property sits on just under 1.25 acres and offers a generous driveway and a cart-lodge-style double garage, with EV charging. The rear garden provides attractive outdoor living with paved terraces, feature lighting, a mature lawn and a newly built detached study complete with a kitchen, shower room and decked terrace overlooking the garden.

Barrington is a picturesque and well-served village, offering a primary school, village shop, post office and the popular Royal Oak pub set on the expansive green. The area is well connected, with Cambridge just seven miles away and rail links from Shepreth and Royston providing easy access to both Cambridge and London. The A10 and M11 also offer convenient routes for regional travel.







## THE PROPERTY

7 Back Lane is an outstanding detached home set within mature, beautifully landscaped grounds in one of the most desirable villages southwest of the city. Built with great attention to detail, the property offers over 6,500 sq. ft of versatile, high-quality accommodation across two elegantly designed floors. Quality is evident throughout, from the handcrafted doors and custom cabinetry to the refined architectural detailing that defines the interior.

Purpose-built for modern family living, the home is equipped with a wide range of premium features, including underfloor heating powered by an air-source heat pump, a full MVHR system for optimal air quality, integrated speakers, intercom security and comprehensive air conditioning for year-round comfort.

The showpiece kitchen, measuring 32 ft by 21 ft, features a vaulted ceiling with an exposed oak frame, Miele appliances, a large stone-topped island and a hidden walk-in larder. Continuous limestone flooring and large rear-facing glazing make this an exceptional space for both family living and entertaining. A plant room and utility area house the battery storage for the solar panels, enhancing efficiency.



## A HOME DESIGNED FOR SPACE AND LIGHT

The grand reception hallway immediately exudes luxury, featuring limestone flooring and a striking floating staircase with a glass balustrade and galleried landing. Natural light floods the reception rooms through elegant French doors and full-height windows overlooking the gardens, while an impressive feature window in the living room further enhances the sense of space and brightness.

The west wing houses the bedroom accommodation, including a principal suite with a dedicated dressing area, panoramic views over the rear garden, and a luxurious en suite with both a shower and a freestanding bath. Four additional double bedrooms complete this wing, two with en suites and two sharing a beautifully appointed shower room, all fitted with bespoke handmade wardrobes.

The ground floor is also home to a large cinema and gaming room with feature doors, creating an inviting retreat for relaxation and entertainment. The first floor provides an additional 1,250 sq. ft of flexible living space, offering exceptional versatility for a range of lifestyle needs.

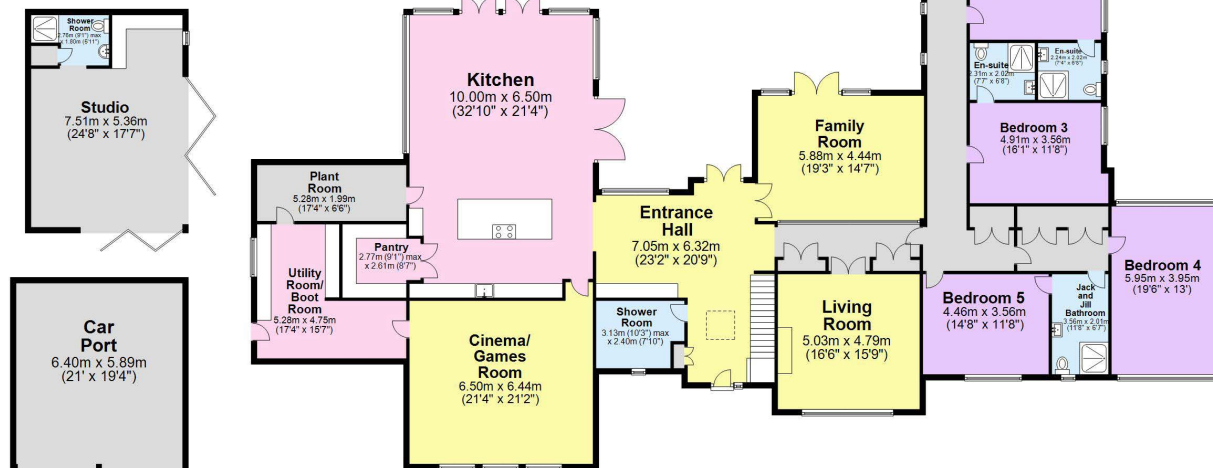






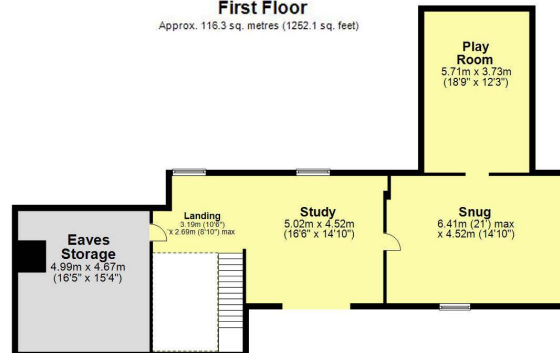
## Ground Floor

Approx. 492.7 sq. metres (5303.4 sq. feet)



## First Floor

Approx. 116.3 sq. metres (1252.1 sq. feet)



Total area: approx. 609.0 sq. metres (6555.5 sq. feet)

Approximate Gross Internal Area = 609 sq m / 6,555.5 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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