



35 High Street, Barrington, Cambridge, CB22 7QX  
Offers Over £995,000 Freehold



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**AN INDIVIDUAL DETACHED CHALET STYLE RESIDENCE OFFERING FLEXIBLE AND WELL-PLANNED ACCOMMODATION SET WITHIN WONDERFUL GARDENS AND GROUNDS EXTENDING TO 0.75 ACRES AND LOCATED CENTRALLY WITHIN THIS PRETTY AND SOUGHT-AFTER VILLAGE.**

- 5/6 bedroom detached family residence
- 2125 sqft/197 sqm
- 2 bathrooms, 2/3 reception rooms
- 0.75 acre plot
- 1970's build with later extensions
- Electric heating
- Ample parking and detached double garage
- Large kitchen/breakfast room plus utility room
- EPC-D/56
- Council tax band -F

The property occupies a wonderful position set back and screened from the road overlooking the village green of this highly sought-after village. The primary school, village green and amenities are all on the doorstep. The property was constructed in the mid 1970's and subsequently extended on three occasions almost doubling the size of the original property to approximately 2125 sqft. As a result the property offers spacious and extremely versatile accommodation over two floors. The beautiful gardens and grounds extend to approximately 0.75 acres with ample parking to the front and rear plus a large detached double garage.

The accommodation comprises a welcoming reception hall with three reception rooms which include a sitting room with parkray multi-fuel burner, dining room and a music/play room with lovely views of the garden to the rear. The kitchen/breakfast room is a generous space fitted with attractive cabinetry, ample fitted working surfaces and breakfast bar, with inset one and a half sink unit, mixer tap and drainer, four ring ceramic hob, double oven, extractor plus space for a fridge/freezer and dishwasher. Just off is a handy utility room which accommodates the usual white goods. There are four ground floor bedrooms, a family bathroom and a separate shower room. A spiral staircase leads to the first floor accommodation where there is a large master bedroom with a virtually glazed rear elevation incorporating doors out to a balcony with wonderful views of the garden beyond, plus an en-suite WC and wash hand basin.

Outside, there is a gravel driveway to the front of the property accommodating multiple vehicles. To the side of the neighbouring properties is a private lane called Slid Lane with vehicular access that leads to a five bar gate beyond which is an additional parking area and a detached double garage with two up and over doors, power and light connected. The rear garden is certainly worthy of note with formal manicured lawns with well stocked flower and shrub borders and beds, a large paved patio, a wide and varied selection of mature trees and bushes, a fish and a wildlife pond, wildlife meadow and orchard, fruit, veg and herb garden plus greenhouse, a shed, a summerhouse and all enjoy excellent levels of privacy and seclusion. At the bottom of Slid Lane is pedestrian access to the river, making fabulous dog walking treks.

**Location**

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. Secondary schooling is at Melbourn Village College or Comberton Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth, with a direct cycle path to Foxton station from the village planned.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Electric heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band -F

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

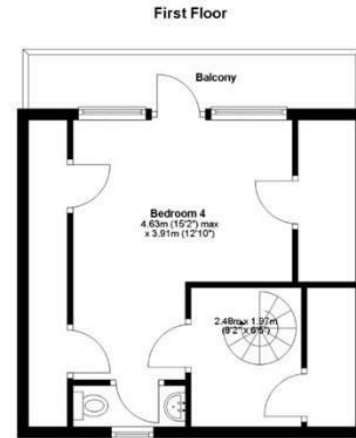
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agents Note**

The property has a right of way over the protected village Green from 'The Green Charity Commision' at an annual charge of £165.





Approx. gross internal floor area  
197 sqm (2125 sqft)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 56                      | 72        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

