



A characterful refurbished 4 bedroom family house overlooking village green in this sought after location.

In brief

Cambridge 7 miles, Royston 6 miles, Foxton Mainline Railway Station (King's Cross line) 1 mile, M11 (Junction 11) 5 miles, Stansted Airport 30 miles (distances are approximate).

Gross Internal Area: 1,528 sq ft (142 sq m)

8 High Street, Barrington, Cambridge, CB22 7QX
£699,995 (Guide Price)

Property Summary

- Ground Floor: Entrance Hall, Cloakroom/shower room, Kitchen, Utility Room, Dining/Living Room, Office/Bedroom 4
- First Floor: 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)

Situation

Barrington is a charming picturesque village with many fine thatched houses, individual properties and one of the largest village greens in the country. Local facilities include a primary school, village hall, general store, post office, recreation ground, 13th century church and a public house/restaurant.

The University city of Cambridge lies just 7 miles to the north-east and has become a "high-tech" and "bio-tech" hub. The city also provides an extensive range of shopping and cultural facilities together with an excellent choice of independent schools.

Road and rail communications are good with Foxton mainline railway station within about 1 mile providing a commuter service to

London King's Cross in about 1 hour. The A10, which is also within about a mile, provides access to Royston (fast train service to King's Cross in about 38 minutes) and the M11 (Junction 11) for access to Stansted Airport and the M25.

Description

Located overlooking the popular Barrington green, this characterful family home is finished to a high specification with a range of modern features, offering flexible accommodation throughout.

The ground floor of this home offers extremely versatile living space with a formal living room/snug or bedroom four as you enter the property, with a full-sized shower room fitted in the cloakroom with a range of storage space.

The superb kitchen/dining/reception room is flooded with light, with bi-folds doors to the rear garden and feature glass roof lantern. The kitchen is fully fitted, with Neff appliances to include double oven, fridge/freezer, 5 ring induction hob and

dishwasher. There is a large utility room off, with room for a washing machine and tumble dryer.

The first floor offers three generous bedrooms, with the main bedroom benefiting from an en suite. The family bathroom offers a four-piece suite with waterfall shower over the bath.

Externally, the property offers a good-sized patio off the bi-fold doors, with the remaining garden laid to lawn. There is a large gravelled area to the front offering parking for numerous cars.

Agent's Note

The property is accessed over The Green and has a right of way granted by The Green Charity on an annual basis at a charge of £90 per annum.

Property Highlights

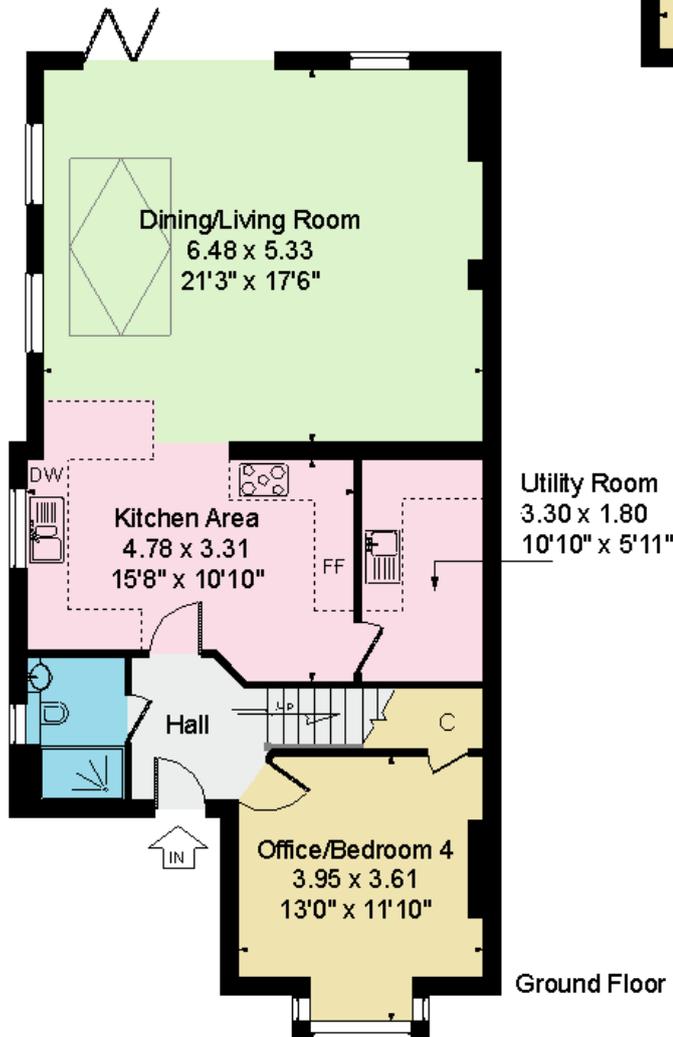
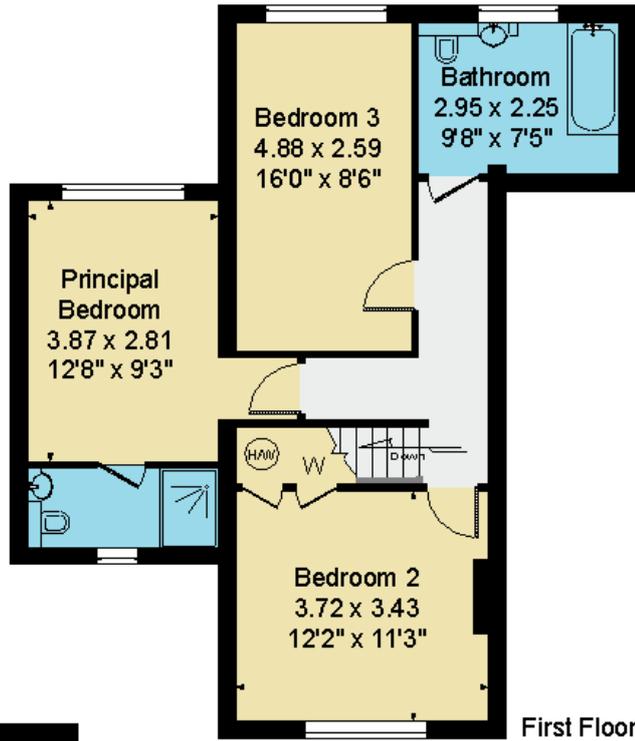
- Underfloor heating to the ground floor, radiators to the first floor
- Feature glass roof lantern to dining area
- Parking for numerous cars
- Positioned overlooking the Barrington green
- Affinity 255 Luxury Vinyl flooring to the ground floor and bathrooms
- Veldeau sanitary ware to all bathrooms
- Fully kitchen British kitchen to include Neff appliances and Silestone worktops
- A unique opportunity to purchase a home overlooking Barrington green
- Less than 10 miles to Cambridge and Royston



**8 HIGH STREET,
BARRINGTON,
CAMBRIDGE, CB22 7QX**

Gross Internal Area 142 sq m (1528 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



NOT TO SCALE: For guidance purposes only

© 2021: Premier Floor Plans 07967 196672

Viewing & Enquiries

By prior telephone appointment with Bidwells
01223 841842
cambridgenewhomes@bidwells.co.uk

54 High Street, Trumpington,
Cambridge, CB2 9LS

Additional Information

Services

Mains water, electricity and drainage are connected to the property. Oil fired radiator heating and hot water. There is no gas to the property.

Local Authorities

South Cambridgeshire District Council
0345 045 0500

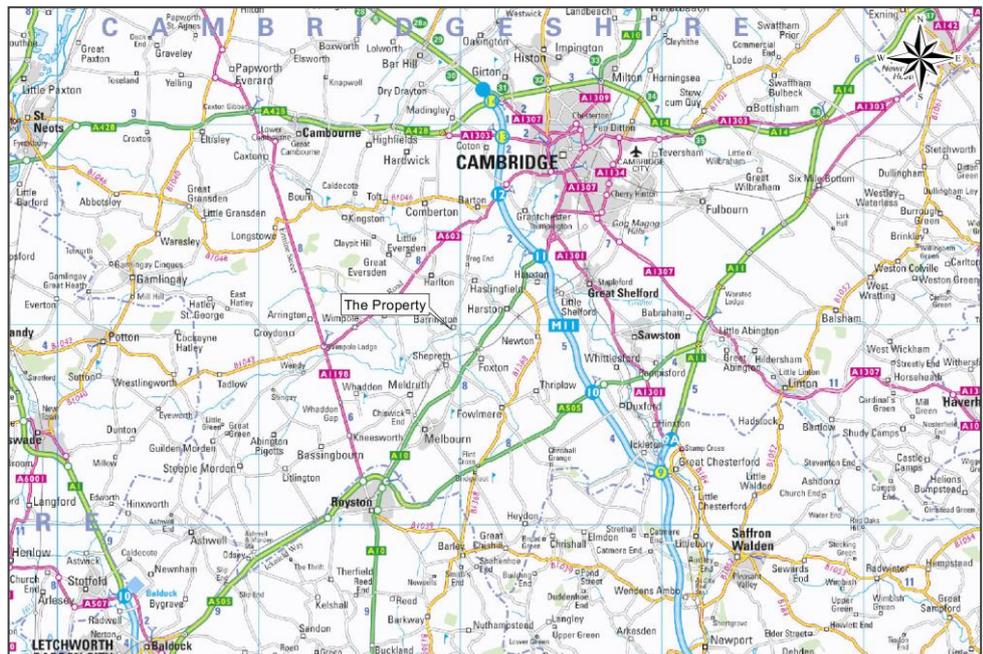
Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating : C



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.