



High Street, Barton, CB23 7BG

**CHEFFINS**



## High Street

Barton,  
CB23 7BG

A unique and very special opportunity to acquire an enchanting and most attractive Grade II listed detached Period thatched cottage of immense charm and character, including a wealth of exposed beams and timbers together with delightful and generous mature landscaped gardens which extend, in all, to about 0.563 of an acre and are a very special feature indeed. There are also two detached garages and driveway/off street parking.

4 2 2

**Guide Price £925,000**







## LOCATION

Farm Cottage occupies an absolutely delightful position right in the heart of the village and is therefore conveniently located within walking distance of a variety of local amenities including a fine church, village shop, primary school and inn. There are further shops in the Burwash Manor Estate towards the edge of the village and it includes an award winning farm shop and cafe. Barton is also well placed just a few miles west of the university City of Cambridge and just one mile from the nearest M11 motorway access point at Junction 11. For secondary schooling Comberton Village College is just 3 miles distant.



**WOOD PANELLED FRONT ENTRANCE DOOR**  
to:

## ENTRANCE HALL

with small paned windows to either side, tiled floor, wood panelled ceiling, glazed door to:

## INNER LOBBY

with exposed timbers, radiator, coat hooks, door to:

## LIVING ROOM

with a feature and most attractive brick fireplace with raised brick hearth and woodburning stove with a copper canopy above, wealth of exposed beams and timbers, two radiators, sliding sash windows to front aspect and windows to side aspect overlooking the delightful gardens, recess to side of fireplace with fitted bookshelves, door to:

## GARDEN ROOM/CONSERVATORY

A stunning light and spacious room with a high vaulted ceiling with sealed unit double glazed windows, low level radiators, ceramic tiled floor, fitted bookshelves, a pair of sealed unit double glazed doors leading to the rear gardens, fitted cupboard with worktops set above space for washing machine and tumble dryer. This is a most atmospheric room and enjoys a wonderful vista over the secluded gardens to the side of the property.

**DOOR FROM ENTRANCE LOBBY**  
to:

## DINING ROOM

with a wealth of exposed beams and timbers and fireplace style recess, door and stairs leading to first floor and further stable door leading to the secluded courtyard style garden to rear, two double radiators, door to:

## KITCHEN/BREAKFAST ROOM

with feature central Aga, tiled worktop to side, drawers beneath, extensive fitted base units comprising worktops with cupboards and drawers below, and integrated stainless steel sink unit with mixer taps, range of wall storage cupboards and a fitted shelved pantry style unit incorporating open shelves to side and wine rack, triple aspect glazed windows overlooking the gardens, small inner lobby with tiled shelf to the side of the Aga and further tiled shelf with cupboards below, space for upright fridge/freezer, built-in broom/storage cupboard, further built-in shelved pantry, dresser style unit incorporating cupboards and drawers below with shelves and glazed cabinets above, glazed door to:

## REAR LOBBY

with further built-in shelved storage cupboard, fitted worktop and stable door to secluded courtyard style rear garden.

**OPENING FROM THE DINING ROOM**  
leading through to:

## REAR HALL

with radiator, and glazed windows to rear aspect overlooking the courtyard garden and door to:

## PRINCIPAL GROUND FLOOR SUITE

comprising:

### BEDROOM 1

with feature high vaulted ceiling and door to wardrobe/storage cupboard, radiator, door to:

### ENSUITE DRESSING ROOM

with extensive fitted wardrobes and storage cupboards, radiator, high vaulted ceiling, sliding sash windows to side aspect overlooking the gardens, further sliding sash windows within the main room overlooking gardens to side, stable door leading to Garden Room/Conservatory.

### SHOWER ROOM

with a large walk-in shower with ceramic tiled walls, wall mounted shower unit, glazed screen, pedestal wash hand basin and low level w.c., ceramic tiled floor, built-in airing cupboard housing hot water cylinder and wall mounted radiator/towel rail, electric shaver socket, glazed windows to side aspect with frosted glass.

**STAIRCASE FROM DINING ROOM**  
up to:

### BEDROOM 2

with a wealth of exposed timbers, and attractive feature brick fireplace and exposed brick chimney breast, radiator, windows to side aspect with glorious views over the principal gardens, windows to front aspect, trap door to roof space and opening to the side of the chimney breast leading to:

### INNER LANDING AREA

with further brick fireplace and chimney breast and door off to:

### BEDROOM 3

with wealth of exposed beams and timbers, glazed windows to side and front aspect, step up to:

### STUDY/BEDROOM 4

with radiator, windows to rear aspect and built-in storage cupboard.

### BATHROOM

with white suite comprising bath, vanity style unit with wash hand basin, mixer taps, cupboard below, low level w.c., extractor fan, wall mounted radiator, towel rail, electric striplight/shaver socket.

## OUTSIDE

The main gardens which are located to the side of the property are a very special feature indeed and enjoy not only privacy and seclusion but have been lovingly tendered and landscaped over many years by the former owner who was a very keen garden. There are double gates to the side of the property which are accessed via a driveway belonging to the neighbouring house but providing a right of way through the gates to a brick paviour courtyard style parking and turning area adjacent to which is a DETACHED GARAGE with light and power, windows to either side and door leading to further paved area with compost boxes and bin storage area. A pathway meanders around the gardens which include central lawns with a great variety of mature shrubs, bushes, well stocked borders and trees around. There are strategically placed terraces and patio areas within the main body of the gardens and a delightful garden pond with water feature and bridge over, adjacent to which is a detached timber constructed summerhouse.

Immediately to the front of the cottage there is a charming and attractive cottage garden with a variety of mature shrubs, bushes, climbing roses and borders around. 5-bar gate leading to a recess parking space with gated access leading to the secluded gardens to side.

To the side and rear of the cottage there is a further garden area and recess tiled parking space which leads to a further DETACHED GARAGE with automatic electronically controlled up and over door. There is also a recessed shelved storage area to the rear of the garage, light and power and a wall mounted boiler.

Adjacent to the garage is a gated access leading into a most delightful courtyard style paved area which enjoys total privacy and seclusion and is a real suntrap ideal for al fresco dining or morning coffee. There is also an outside tap and doors leading into the cottage. In all the plot extends to about 0.563 of an acre.











Guide Price £925,000  
Tenure – Freehold  
Council Tax Band – G  
Local Authority – South Cambridgeshire  
District Council







**Approximate Gross Internal Area 2018 sq ft - 188 sq m  
(Excluding Garage)**

Ground Floor Area 1409 sq ft – 131 sq m

First Floor Area 609 sq ft – 57 sq m

Garage Area 408 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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