



Barton Road, Cambridge, CB3 9LG

**CHEFFINS**



## Barton Road

Cambridge,  
CB3 9LG

A unique and very special opportunity to acquire a most elegant and substantial town house of considerable character. The property comprises the middle section of just three intriguing and highly individual houses that were originally designed by local architect 'Morley Horder' in the late 1920's. The property itself retains many attractive features and has its own unique ambiance. It also provides versatile living accommodation extending to about 2384 sqft and is set over three storeys.

6 3 2

**Guide Price £1,400,000**





## LOCATION

The property occupies a prominent and quite remarkable position in a most desirable location within Newnham, one of the city's most sought after districts just one mile west of the city centre and within easy walking distance of a vast range of local amenities including shops, schools and colleges. The city centre is also within easy cycling and walking distance and for the commuter it is well placed for access to the station and M11 motorway access point at Junction 12.



**WOOD PANELLED ENTRANCE DOOR**  
leading to:

**RECEPTION HALL**  
with deep built-in storage and cloaks cupboard understairs, natural wood style flooring, staircase leading off to first floor, windows to front aspect and two radiators, fitted bookshelves, door off to:

**CLOAKROOM**  
with wash hand basin, low level w.c., extractor fan, radiator, natural wood style flooring.

**PRINCIPAL RECEPTION ROOM**  
A wonderful light and spacious room divided into a living room at one end with a feature fireplace with gas coal effect traditional style fire, tiled hearth, recess to either side with fitted book and display shelving, three radiators, and sliding sash windows to covered rear verandah and a full height glazed door leading to the verandah, feature natural wooden flooring and at the other end of the room within the dining area there is an attractive open Arts and Crafts style fireplace with tiled hearth and recess with glass shelves, sliding sash windows to rear aspect and a full height glazed door leading to verandah and rear gardens, double radiator.

**DOOR FROM RECEPTION HALL**  
to:

**STUDY/FAMILY ROOM**  
with radiator, natural wood style flooring, windows to front aspect and in one corner of the room there is a Stiltz lift providing access to the first floor.

**KITCHEN/BREAKFAST ROOM**  
with inset stainless steel one and a half bowl sink unit with cupboards beneath, worktop to side with space and plumbing for dishwasher, further extensive base units comprising worktops with cupboards and drawers beneath, integrated Dietrich oven with Bosch grill above, integrated 5 point gas hob set into recess and worktop with Bosch extractor cooker hood above and tiled splashbacks, range of wall storage cupboards and open glazed shelving, space for upright fridge/freezer, fitted breakfast bar, natural wood style flooring, radiator, glazed windows to rear aspect and a full height glazed door leading to verandah and rear terrace with wonderful views over the rear gardens.

**UTILITY ROOM**  
with inset stainless steel sink unit with worktop to side and cupboards below, full height shelved pantry unit to side and to the other side there is a space and plumbing for washing machine and tumble dryer, ceramic tiled splashbacks, open shelving and a built-in cupboard which also houses a wall mounted gas fired boiler, fitted shelves and window to front aspect with frosted glass.

## ON THE FIRST FLOOR

**LANDING**  
with sliding sash windows to front aspect set into recess with radiator, built-in shelved storage cupboard, built-in cupboard housing water tank and heating controls, built-in linen cupboard, staircase off to second floor. Door to:

**PRINCIPAL BEDROOM SUITE**  
A wonderful light and spacious room with attractive central fireplace with wooden surround and mantel, recess to either side with fitted bookshelves and storage cupboards beneath, extensive range of fitted wardrobes, two radiators, sliding sash windows to rear aspect and full height glazed door leading to first floor balcony. Door to:

**ENSUITE SHOWER ROOM**  
with a walk-in tiled shower cubicle with wall mounted shower unit, pedestal wash hand basin with tiled splashback, cupboards either side, large wall mirror, low level w.c., heated towel rail, radiator.

**BALCONY**  
which runs the whole width of the house and has a tiled floor, wrought iron railing and enjoys a wonderful vista over the delightful rear gardens.

**BEDROOM 2**  
with radiator, feature brick fireplace with wooden mantel over, recess to either side, fitted shelves, radiator, sliding sash window overlooking the balcony and rear gardens.

**BEDROOM 3**  
with range of fitted wardrobes and open shelves and sliding sash windows to front aspect, radiator, and in one corner of the room there is a lift shaft providing access to the ground floor.

**SHOWER ROOM**  
with a white suite comprising large fitted shower cubicle with wall mounted shower unit, sliding glazed doors, wash hand basin with wall mirror above, low level w.c., bidet, wall mounted radiator/towel rail, and sliding sash windows to front aspect.

## ON THE SECOND FLOOR

**GALLERIED STYLE LANDING**  
and recess dormer window to front aspect, door to large walk-in storage area with part tiled walls and built-in eaves storage cupboard.

**BEDROOM 4**  
with radiator, recess with windows to rear aspect overlooking the rear gardens, high semi-vaulted ceiling.

**BEDROOM 5**  
with high semi-vaulted ceiling, windows set into recess overlooking the rear gardens, radiator, door access to eaves storage.

**BEDROOM 6**  
with recess to rear aspect with windows overlooking the rear gardens.

**BATHROOM**  
with white suite comprising bath with separate wall mounted shower attachment and glazed shower screen, part ceramic tiled walls around, wash hand basin with wall mirror above, low level w.c., heated towel rail, electric shaver socket, recess with windows to front aspect.

**OUTSIDE**  
To the front of the property there are a pair of wrought iron gates with wrought iron railings to side and a part walled courtyard style garden area with paving and raised borders, a variety of mature shrubs, and front entrance door leading off to the main hall.


To the rear of the property there is a delightful mature and generous rear garden which is a rather special feature of the property and enjoys a high degree of privacy and seclusion. The garden is mainly laid to lawn with a great variety of mature shrubs, bushes and trees around. There is also a large paved terrace immediately adjacent to the property itself with a covered verandah which runs the whole width of the property itself. At the far end of the verandah there is a built-in shelved storage cupboard, external lighting. There is also a DETACHED GARAGE which is set behind the main gardens and accessed from the street Kings Road and there is an automatic up and over door leading to a garage with additional workshop/storage area, light and power and personal door leading into the rear garden.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



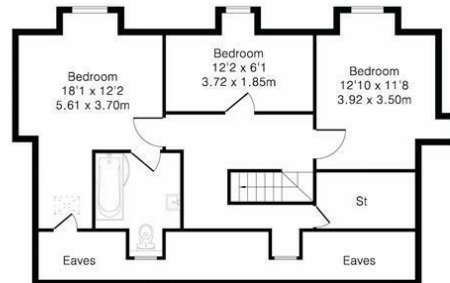
Guide Price £1,400,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Cambridge City Council



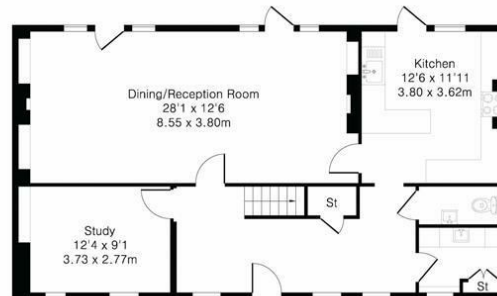








Second Floor



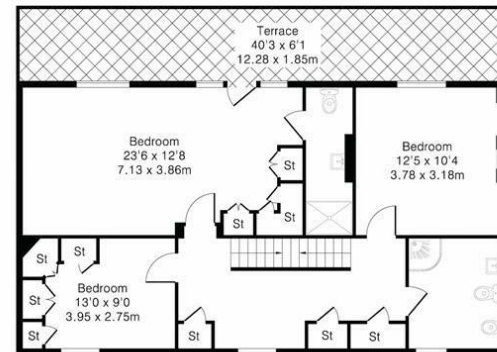
Ground Floor

Approximate Gross Internal Area 2384 sq ft – 222 sq m

Ground Floor Area 892 sq ft – 83 sq m

First Floor Area 888 sq ft – 83 sq m

Second Floor Area 604 sq ft – 56 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.