



Holben Close, Barton, CB23 7AQ

**CHEFFINS**

# Holben Close

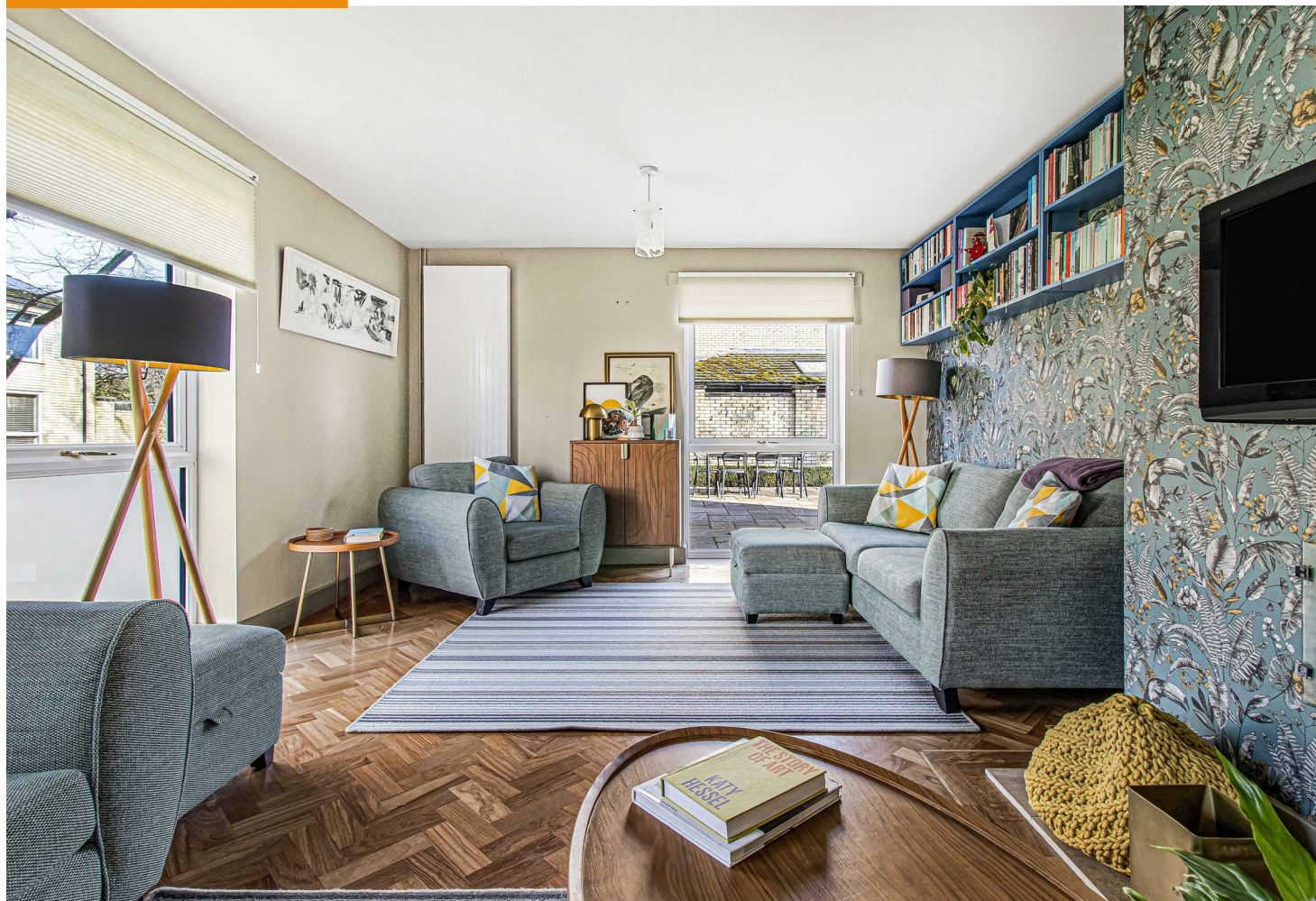
Barton,  
CB23 7AQ

5 2 2

Guide Price £875,000

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room With Access To Garden
- Air Source Heat Pump
- Part Walled Garden
- Covered Bike Store
- Detached Garage & Off Road Parking

An immaculately presented detached mid-century family residence offering exceptionally versatile accommodation, complemented by a highly private rear garden, an air source heat pump, and a detached garage, all prominently situated within this highly sought-after and well-served village on the edge of Cambridge.





## LOCATION

Holben Close enjoys a peaceful position within a quiet residential cul-de-sac in the highly regarded village of Barton, just to the west of Cambridge. The village is particularly sought after for its attractive rural setting, strong sense of community and convenient access to the city, with Cambridge's historic centre, mainline railway station and excellent schooling all within easy reach. Barton itself benefits from a well-regarded primary school, local public house, village hall and scenic countryside walks, including nearby Grantchester Meadows, while the M11 and A428 provide excellent road connections to London and the wider region. The location offers an appealing balance of village tranquillity and day-to-day convenience, making it especially attractive to families and professionals seeking a semi-rural lifestyle within close proximity to Cambridge.

## PANELLED ENTRANCE DOOR

leading through into:

## ENTRANCE HALL

with original parquet flooring, full height radiator, inset LED downlighters, recessed area ideal for coat storage, understairs storage cupboard, panelled door leading through into:

## CLOAKROOM

with two piece suite with low level w.c., with hand flush, wash hand basin, separate hot and cold taps, tiled surround, tile effect flooring, radiator, wall mounted mirror, inset LED downlighters, window fitted with privacy glass out onto front aspect,

## INNER HALLWAY

with stairs rising to first floor accommodation, feature wallpaper walls, radiator, collection of panelled glazed doors leading into respective rooms.

## STUDY

with continuation of parquet flooring from entrance hall, radiator, double glazed windows to both side and rear aspect with side window overlooking central green.

## LIVING ROOM

continuation of parquet flooring from entrance hall, full height radiators, further feature wallpaper, former fireplace now used for storage enclosed with frosted glass door, tiled hearth, full height double glazed windows to both side and rear aspect overlooking garden.

## KITCHEN

comprises a collection of contemporary wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset Neff induction 4 ring hob with glazed splashback, concealed Neff extractor hood above with integrated Neff oven below, stainless steel one and a quarter sink with hot and cold mixer tap, drainer to side, integrated and concealed dishwasher, further storage units including pull-out bin store, set into recess just off the kitchen is further integrated concealed fridge/freezer, pull-out pantry store, breakfast bar with storage area accessed via a sliding floor level cabinet door, wood effect flooring, coved ceiling, inset LED downlighters, double glazed window out onto side aspect. Door into:

## SIDE ENTRANCE LOBBY

with continuation of flooring from kitchen, coved ceiling, radiator, panelled glazed door leading out to garden, panelled door leading through into:

## UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, extractor fan, coved ceiling, double glazed window overlooking garden.

## FAMILY ROOM

with parquet flooring, LED spotlights, full height radiator, full height double glazed window and set of double glazed French doors leading out onto garden/patio.

## ON THE FIRST FLOOR

### LANDING

with loft access, inset LED downlighters, radiator, set of double doors provides access into airing cupboard housing pressurised hot water cylinder, double glazed window fitted with privacy glass out onto front aspect. Panelled doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with wood effect flooring, radiator, full height double glazed windows overlooking garden, door providing access to:

## ENSUITE BATHROOM

comprising of a 3 piece suite with combined shower and bath with step leading up to large bath with wall mounted shower head, raised shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel rail, tiled flooring, wall mounted bathroom cabinet with lighting feature, LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with wood effect flooring, radiator, full height double glazed windows to both side and rear aspect, part privacy glass to side aspect overlooking the communal green area.

## BEDROOM 3

with wood effect flooring, radiator, double glazed window to side aspect.

## BEDROOM 4

with wood effect flooring, radiator, full height double glazed window out onto side aspect.

## BEDROOM 5

with wood effect flooring, radiator, double glazed window with privacy glass to side aspect overlooking central green area.

## FAMILY BATHROOM

comprising of a 4 piece suite with tiled bath, hot and cold mixer bath tap, shower cubicle with wall mounted shower head accessed via glazed sliding doors, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.


## OUTSIDE

To the front the property is approached off Holben Close via a tarmac area leading to a block paved driveway with parking for multiple vehicles this extends round to the front access door and up and over door of GARAGE, EV charging point, part of the front drive is also partly gravelled. Opens out onto the central communal green with mature trees and lawn.

To the rear of the property there is an extensive wrap-around garden principally laid to lawn with an extensive paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, this is bordered by some well stocked bedding with some box hedging and mature olive trees, adjacent to this is the air source heat pump and there is a gravelled bordering the main house itself. The remainder of the lawn area extends round to an L-shape and is enclosed by timber fencing. The paved patio extends round to a pathway leading to the side part of the garden where there is a block paved area as well as raised beds on gravel. Covered bike store with bike rack set into the ground, outside tap, the aforementioned side access door, timber gate leading out to the front drive.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £875,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire District Council

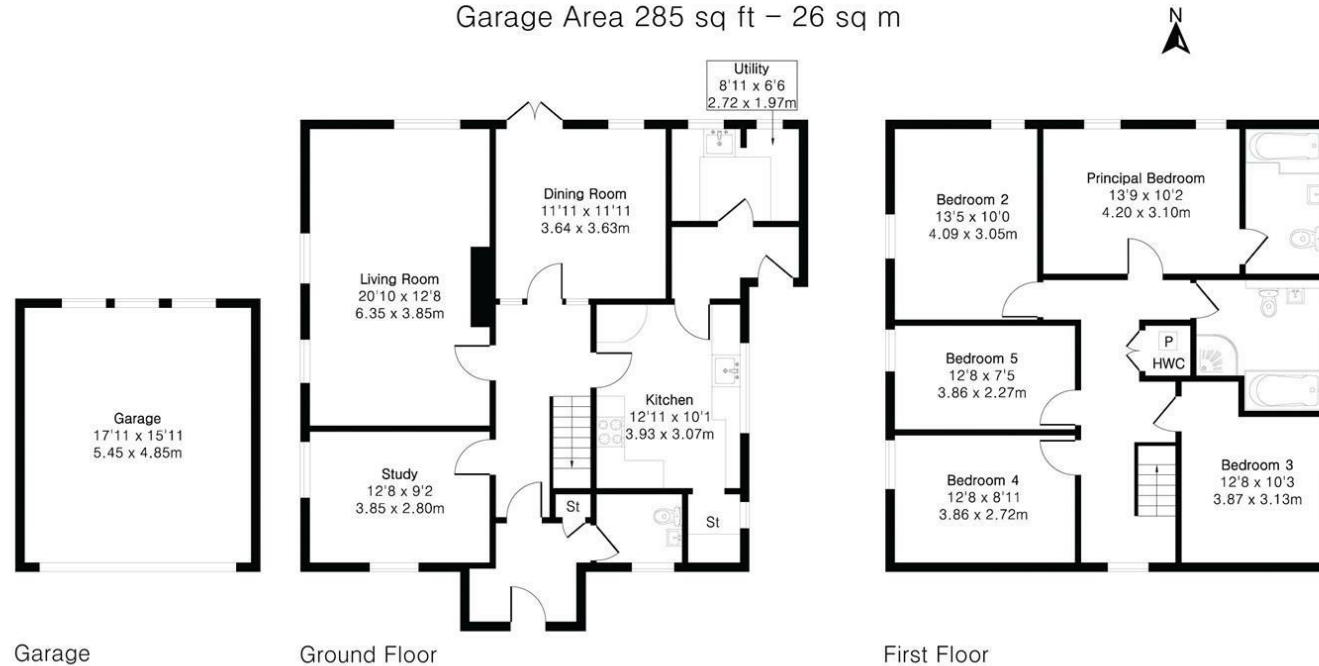


**Approximate Gross Internal Area 1914 sq ft - 177 sq m  
(Excluding Garage)**

Ground Floor Area 994 sq ft – 92 sq m

First Floor Area 920 sq ft – 85 sq m

Garage Area 285 sq ft – 26 sq m



Garage

Ground Floor

First Floor

[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

