



Comberton Road, Barton, CB23 7BA

CHEFFINS

Comberton Road

Barton,
CB23 7BA

A substantial and most impressive, detached barn conversion with brick elevations underneath a pitch tile roof, with an extremely useful range of outbuildings together of grounds of about 1.84 acres. In an attractive position at the end of this lane, close to the centre of this thriving, well-served village, about 3 miles west of the city.

4 3 2

Guide Price £1,695,000





LOCATION

Barton is a delightful village located just 5 miles south west of Cambridge, and for the commuter is conveniently situated close to major routes including the M11 and A428. The village is home to a variety of amenities including a range of shops, recreation ground, farm shop, church, public house and primary school.

STORM PORCH

covering a panelled glazed entrance door with storage cupboards either side into:

ENTRANCE HALL

with exposed quarry tiled floor, stairs rising to first floor accommodation, inset LED downlighters, radiator, double glazed windows to front aspect with panelled doors leading into respective rooms.

UTILITY

comprising a collection of both wall and base mounted storage cupboards and drawers with a tiled work surface, butler style sink with hot and cold mixer tap with glazed splashback, space and plumbing for washer/dryer, continuation of flooring from entrance hall, shower cubicle with wall mounted shower head, radiator, understairs storage cupboard housing water softener and area opening through to low level w.c. with hand flush, tiled surround and extractor fan.

FAMILY ROOM

continuation of flooring from entrance hall, inset LED downlighters, radiators, three sets of double glazed French doors leading out onto central courtyard area.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with painted timber work surface with inset one and a quarter bowl porcelain sink with hot and cold mixer tap, drainer to side, integrated AEG hob and oven below, integrated and concealed dishwasher, oil fired Aga, space for fridge and freezer, continuation of flooring from the hallway, inset LED downlighters, stained glass window back into entrance hall, radiators, set of double glazed windows and French doors leading out onto rear garden and patio.

SITTING ROOM

with wood burning stove, open brick surround and hearth, wooden mantel, engineered oak flooring, inset LED downlighters, radiators, double glazed French doors with windows either side accessing both the front central courtyard as well as the rear garden, set of panelled double doors leading through into:

STUDY

with continuation of engineered oak flooring from the sitting room, radiators, inset LED downlighters, double glazed windows to both side and rear aspect.

ON THE FIRST FLOOR**LANDING**

with high vaulted ceiling with exposed timber beams, radiator, airing cupboard with fitted timber shelving and housing hot water cylinder, exposed brick feature wall, double glazed windows overlooking central courtyard as well as skylight, timber panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with exposed timber beam, wealth of inset LED downlighters, radiator, floor to ceiling set of double glazed windows overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a four piece suite with panelled bath with hot and cold mixer bath tap,

tiled surround, shower cubicle with dual mounted shower head, low level w.c. with hand flush, tiled surround, wash hand basin with hot and cold mixer tap, storage drawers under, wall mounted mirror, shaver point, radiator, exposed timber beams, high vaulted ceiling, extractor fan, Velux skylight to side aspect.

WALK-IN WARDROBE

accessed via the landing as well as principal bedroom suite with a wealth of built-in wardrobes fitted with railings and shelving, loft access, radiator, inset LED downlighters, double glazed window overlooking garden.

FAMILY BATHROOM

comprising a four piece suite with panelled bath with hot and cold mixer bath tap, shower cubicle with wall mounted shower head, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, shaver point, wood effect flooring, exposed timber beams, high vaulted ceiling, extractor fan, Velux skylight onto side aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, inset LED downlighters, radiator, double glazed window overlooking garden.

BEDROOM 3

with high vaulted ceiling, exposed timber beams, radiator, double glazed window to side aspect.

BEDROOM 4

with built-in wardrobes fitted with railings and shelving, exposed timber beams, radiator, inset LED downlighters, double glazed window to rear aspect.

OUTSIDE

To the front the property is approached off Barton Road via a shared gravelled driveway which you follow down to the very end and on the left there is a set of electric timber gates providing access onto the private driveway of the property. This driveway then extends to both the rear and side gardens with pathways and raised bedded areas with handful of mature shrubs and trees, decking area providing access to the front entrance door of the main house, pathway then extends to provide access to separate studio and also the storage barn.

STUDIO**LIVING AREA**

with high vaulted ceiling, exposed timber beam, painted brick walls, radiator, timber flooring.

KITCHEN AREA

comprising a composite work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, 4 ring electric hob, space and plumbing for washer/dryer, tiled floor, space for fridge/freezer, double glazed windows to side aspect, panelled door leading through into:

BEDROOM

with high vaulted ceiling, exposed timber beam, wall mounted uplighting, radiator, double glazed window to side aspect.

BATHROOM

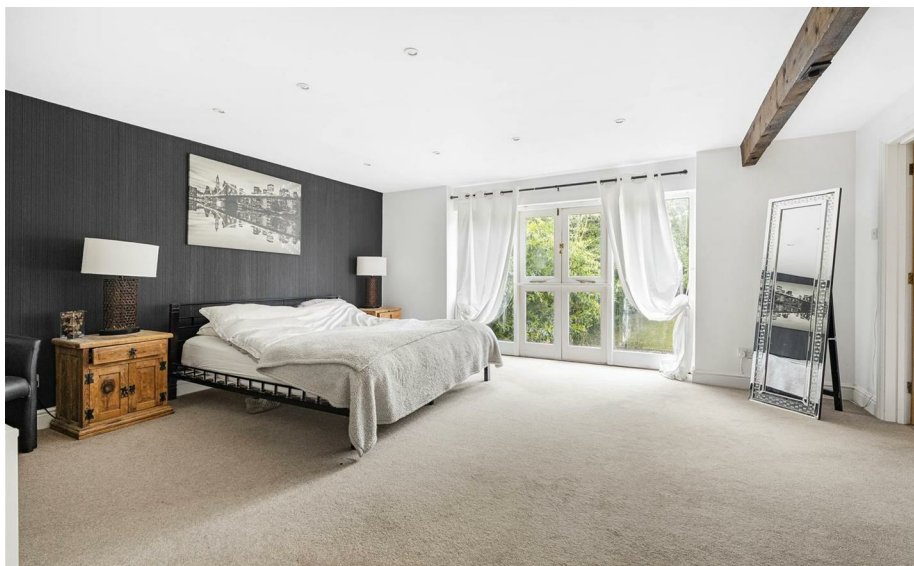
comprising a three piece suite with walk-in shower, dual wall mounted shower head, accessed via a glazed sliding door, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, radiator, tiled flooring, extractor fan, panelled door leading into:


STORE ROOM

currently housing oil tank and pressurised hot water cylinder for the Studio, door leading back to the front garden separate by a mature set of trees is the aforementioned gravelled area leading onto the main front garden which is principally laid to lawn with a raised bedded area laid to gravel, a paved pathway then extends round to the open storage barn with paved flooring, stable door providing access into additional store as well as a larger timber door providing access into refurbished storage barn with high vaulted ceiling, recently replaced timber beams, the roof itself has been fully replaced by the current owner in recent years, exposed brick wall, original stone flooring, opening through into second storage area with hardstanding floor and fitted with lighting.

REAR GARDEN

To the rear is an extremely private garden principally laid to lawn with paved patio area and gravelled led directly off the rear part of the property providing a wonderful space to both relax and entertain ideal for outside garden furniture and the initial lawned area is defined and bordered by bedding with mature shrubs and some more juvenile plants and laid to bark providing access out onto the remainder of the garden with a large and mature Walnut tree and this part of the garden is bordered by mature trees to the right hand side and to the left. Small opening through to the field which can also be accessed off the shared driveway via a set of timber gates and with the field currently being left to wild grass with a small handful of mature trees both inside and on the edge of the boundary. There is a right of way over a corner part of this land with metal access gate at the end.



| Energy Efficiency Rating | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

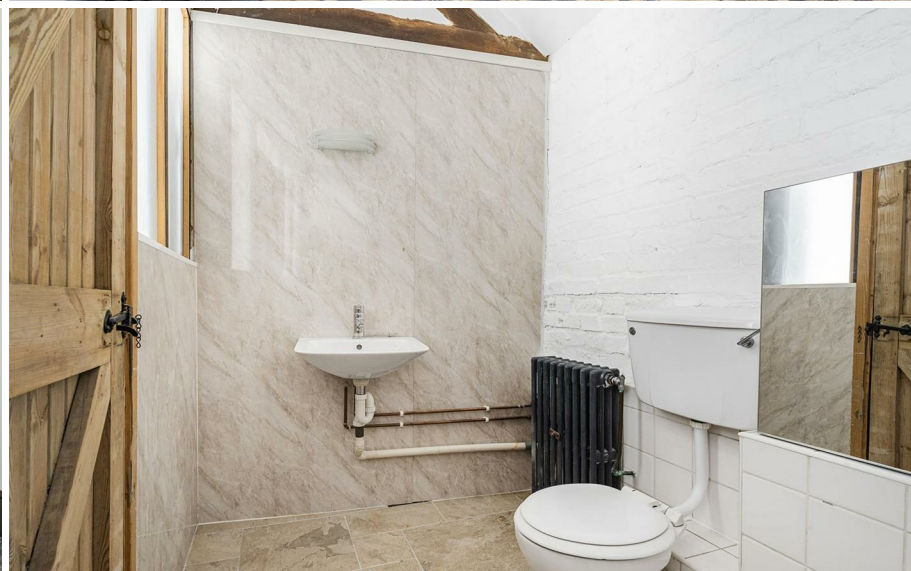
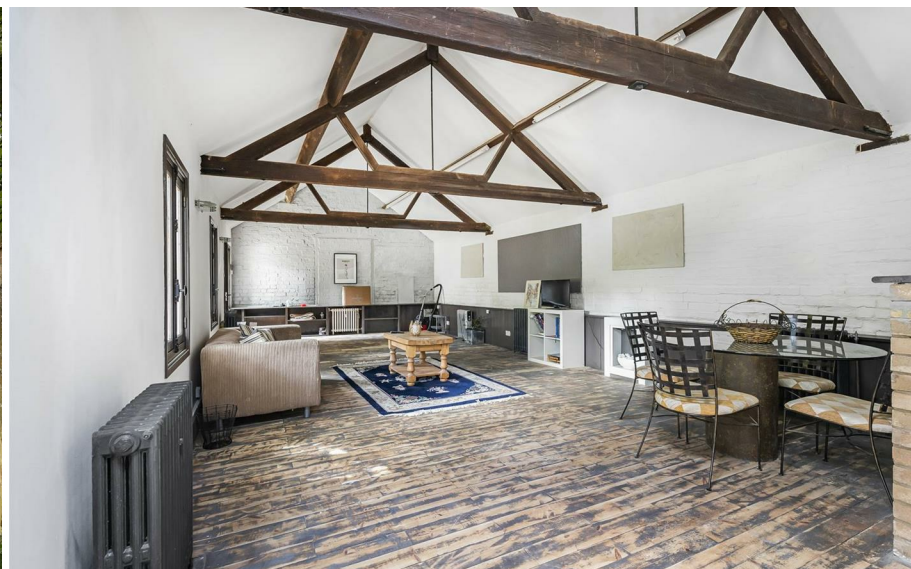
Guide Price £1,695,000

Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire District Council





Approximate Gross Internal Area 2949 sq ft - 273 sq m

Ground Floor Area 1469 sq ft – 136 sq m

First Floor Area 1480 sq ft – 137 sq m



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.



CHEFFINS

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



CHEFFINS