



Barton Road, Haslingfield, CB23 1LL

**CHEFFINS**

## Barton Road

Haslingfield,  
CB23 1LL

4 2 2

Guide Price £1,000,000

- Detached Family Residence Built In 1989 With Period Features
- Exposed Beams Through Out
- Two Wood Burning Stoves
- Four Bedrooms
- Two Bathrooms
- Extensive & Mature Grounds
- Plentiful Parking & Double Garage
- Fields To The Rear

A rare opportunity to acquire this charming detached period style home, rich in character and notably unlisted, offering well-proportioned and highly versatile accommodation. The property sits within a mature and generous plot, with the added benefit of off-road parking and a double garage, all set in the well-served and highly sought-after village of Haslingfield.





## LOCATION

Barton Road is set within Haslingfield, a picturesque village that offers a tranquil countryside lifestyle while maintaining convenient access to Cambridge and the surrounding areas. Haslingfield is known for its charming rural atmosphere, with beautiful open fields, footpaths, and scenic views, making it an ideal location for those who enjoy outdoor activities. The village itself is well-equipped with essential amenities, including a local convenience store, post office and the Haslingfield Primary School, which is well-regarded, serves local families and is within walking distance for residents of Barton Road. For those commuting, Barton Road offers easy access to Cambridge, which is approximately six miles away. The nearby M11 motorway provides a direct route to London and Stansted Airport, while frequent bus services connect Haslingfield with Cambridge city centre and other nearby towns. The Foxton railway station, just a short drive away, offers direct train services to London King's Cross, making it a convenient option for commuters.

**FRONT DOOR / ENTRANCE HALL**

The principal entrance opens into a welcoming reception hall, with doors leading through to both the living room and the snug.

**LIVING ROOM**

Features include coved ceilings, exposed timber beams, and a wood-burning stove set within a substantial inglenook fireplace, with a former bread oven door to the side. There are wall-mounted uplighters, double-glazed windows to multiple aspects, and panelled glazed doors leading into:

**SNUG**

With coved ceilings, exposed timber beams, and a wood-burning stove set within a large inglenook fireplace, complete with a former bread oven door to the side. There are wall-mounted uplighters, double-glazed windows to multiple aspects, and an opening into:

**ORANGERY**

With a large central lantern creating a bright, vaulted aspect, complemented by inset LED downlighters, radiators, and double-glazed windows overlooking the garden.

**KITCHEN / DINING ROOM**

Comprising a range of wall and base-mounted storage cupboards and drawers with stone work surfaces incorporating a stainless steel sink with mixer tap and drainer to the side. Integrated appliances include a four-ring hob with glazed splashback and extractor hood over, with an oven below, and space for a fridge/freezer.

The kitchen units continue via a peninsula, with a window overlooking the garden and opening through to the dining area, featuring a continuation of the tiled flooring and inset LED downlighters. Panelled glazed double doors provide access to the garden, with a further panel door leading through to:

**BOOT ROOM / UTILITY & WC**

A practical space, ideal for day-to-day use, housing a wall-mounted gas-fired boiler providing hot water and central heating to the property. Features include tiled flooring, an exposed timber

beam, a window, and a door leading out onto the driveway. There is also a WC comprising a low-level WC and a wash hand basin with mixer tap.

**FIRST FLOOR****LANDING**

With skylights and doors leading through into respective rooms starting with:

**PRINCIPAL BEDROOM**

With built-in wardrobes accessed via double doors, radiator and double glaze windows to both front and side aspect.

**BEDROOM TWO**

With radiator and double glazed windows to side aspect.

**BEDROOM THREE**

With radiator and double glaze windows to both rear inside aspect with door leading through into:

**EN-SUITE BATHROOM**

Comprising a three-piece suite with a shower cubicle featuring a wall-mounted showerhead and glazed door, a low-level WC with hand flush, and a hand wash basin with separate hot and cold taps, all set against a tiled surround. The room also benefits from a radiator, and a skylight.

**BEDROOM FOUR**

With radiator and double glaze windows to both rear and side aspect.

**FAMILY BATHROOM**

Comprising a four-piece suite with a bath featuring hot and cold mixer tap, a shower cubicle with wall-mounted showerhead and glazed door, a low-level WC with hand flush, and a hand wash basin with separate hot and cold taps, all set against a tiled surround. The room also includes a double-glazed privacy window, a radiator.

**OUTSIDE**

To the front, the property is approached off Barton Road via a dropped curb leading onto a gravel driveway with enough parking for multiple vehicles and the front is enclosed by mature hedging.

To the rear, the property benefits from a generous and well-established garden, predominantly laid to lawn and bordered by a variety of mature trees, shrubs, and planting beds. The garden is thoughtfully arranged into distinct sections, providing both open recreational space and more cultivated areas.

Immediately to the rear of the house, there is a paved terrace suitable for outdoor seating and dining, with direct access to the main accommodation. The lawn extends across the majority of the plot, offering a level and usable space interspersed with mature trees and circular planted beds.

A pond is positioned towards the rear of the garden, set within a naturalised area and providing an attractive focal point. Adjacent to this is a summer house, set on a small decked area, offering a sheltered spot with a pleasant outlook across the garden.

To one side, there is a well-defined vegetable garden comprising a series of raised beds, enclosed by low timber fencing. This area is complemented by additional fruit trees and established borders, creating a productive growing space separate from the main lawn.

Outbuildings include a detached garden store/shed positioned within the plot. The boundaries are clearly defined by a combination of hedging, fencing, and mature trees, affording a good degree of privacy while still enjoying open views across the surrounding countryside and adjoining fields.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>82</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Guide Price £1,000,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire District Council



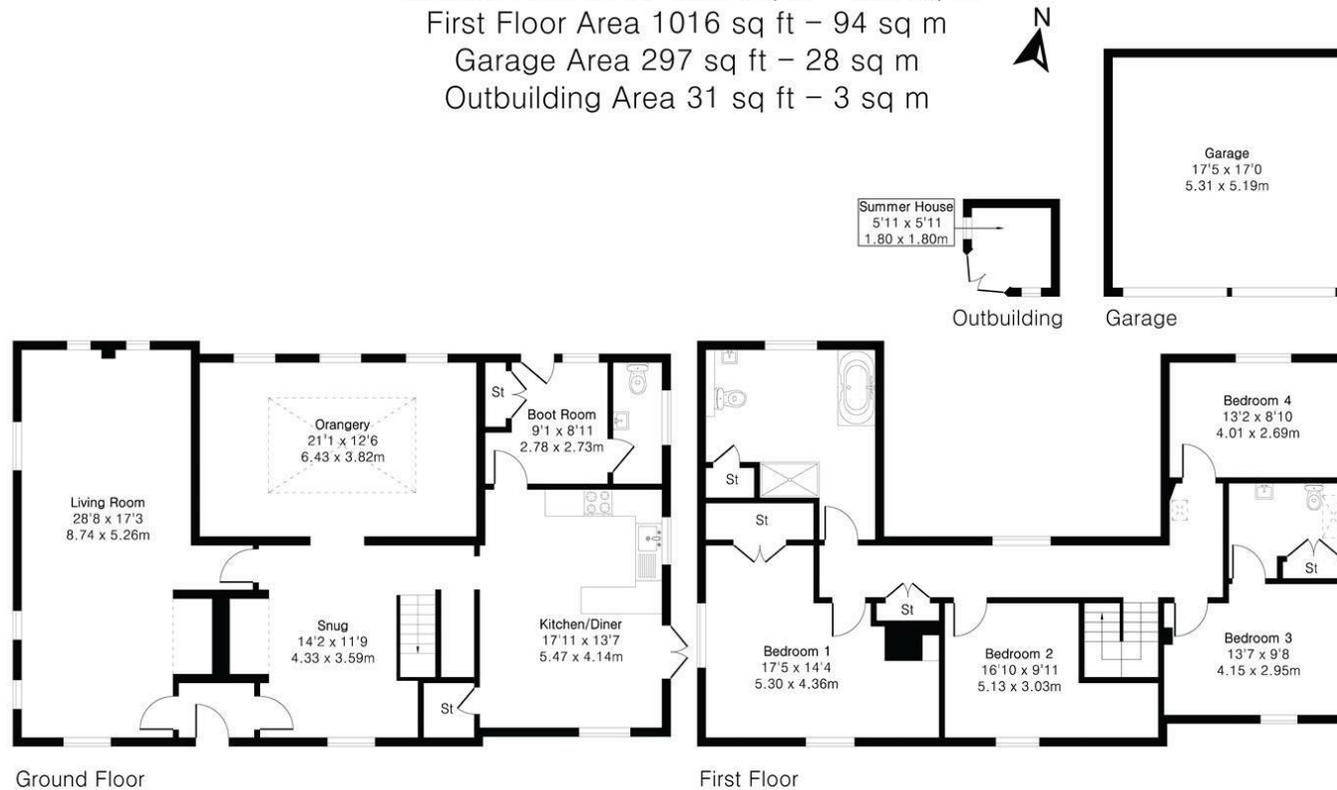
**Approximate Gross Internal Area 2342 sq ft - 217 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1326 sq ft – 123 sq m

First Floor Area 1016 sq ft – 94 sq m

Garage Area 297 sq ft – 28 sq m

Outbuilding Area 31 sq ft – 3 sq m



[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.

