



High Street, Barkway, SG8 8EA

CHEFFINS

High Street

Barkway,
SG8 8EA

3 2 2

Guide Price £630,000

- Grade II Listed home
- 0.12 of an acre plot
- Driveway and garage
- Three bedrooms
- Characterful accommodation
- Bathroom and en suite

A three bedroom, Grade II Listed home situated in a prominent position on the High Street. The property offers well-proportioned accommodation with a wealth of period features, set within a 0.12 acre plot.





LOCATION

Barkway is a long-established village and together with Newsells Village is a civil parish in North Hertfordshire. It's situated about five miles south-east of Royston, 15 miles south of Cambridge and 35 miles from London. The Prime Meridian passes a mile or so to the west of Barkway. Most properties are on or near the High Street, which is part of the old London to Cambridge coaching route. Barkway has had a village church for over 1000 years. The current flint and stone church, which is over 800 years old, has a full peal of 8 bells which are rung every week. The village has a junior school, The Tally Ho Pub, a recreation ground with children's play area and football pitches, a golf course, petrol station and a number of active social organisations.

GROUND FLOOR

ENTRANCE HALL/UTILITY

Entrance door, sash window to the side aspect, fitted with worktop space with space and plumbing for washing machine and tumble dryer. Doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the rear aspect.

DINING ROOM

Glazed French doors opening to the garden and doors to adjoining rooms.

KITCHEN

Fitted with base and eye level units, butler sink, space for range style cooker with extractor hood over and space for free-standing fridge freezer. Windows to the rear aspect.

SITTING ROOM

Feature fireplace with open fire, windows to the front and side aspects, bespoke fitted cabinetry and understairs storage cupboard.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to the loft space.

PRINCIPAL BEDROOM

Window to the rear aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, free-standing roll top bath with shower attachment and low

level WC. The room also has fitted wardrobes and window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the front aspect.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

OUTSIDE

The property has a gravelled driveway providing off-street parking, EV charging point and access to the detached garage. The rear garden is predominantly laid to lawn with a paved terrace for al fresco entertaining, mature shrub beds bordering and a further terrace with pergola with grape vines.

GARAGE

Up and over door, power and lighting connected, eaves storage space and window to the rear aspect.

VIEWINGS

By appointment through the Agents.







Guide Price £630,000
Tenure - Freehold
Council Tax Band - F
Local Authority - North Hertfordshire

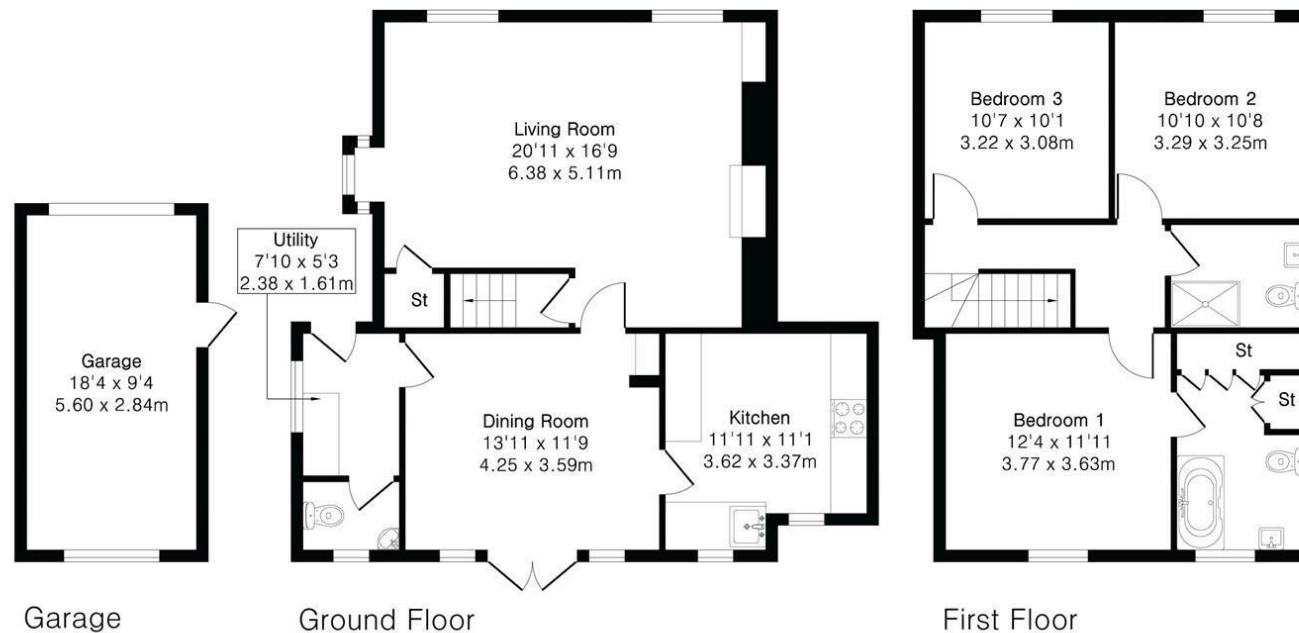


**Approximate Gross Internal Area 1311 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 719 sq ft – 67 sq m

First Floor Area 592 sq ft – 55 sq m

Garage Area 171 sq ft – 16 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>.

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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.

