



2A Glebe Road, Barrington, Cambridge, CB22 7RP  
Guide Price £495,000 Freehold



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**AN INDIVIDUAL, DETACHED CHALET STYLE RESIDENCE, OFFERING DECEPTIVELY SPACIOUS AND WELL PLANNED ACCOMMODATION WITH AMPLE PARKING AND A WALLED REAR GARDEN IN THIS SOUGHT-AFTER VILLAGE LOCATION.**

- 3 bed detached chalet style bungalow
- 0.07 acres
- Oil fired central heating
- Off road parking and walled garden
- Council tax band-E
- 1100 sqft/102 sqm
- 1 bathroom, 1 reception room
- Built in 1991
- EPC- D /61

This individual chalet style residence enjoys a fine position, just a short walk from the primary school and village green and is set back from the road and enclosed by walling. The property offers flexible and well-planned accommodation including a ground floor bedroom and bathroom, ideal for those needing accommodation all on one floor.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, storage cupboard under and oak flooring. The sitting/dining room is a generous dual aspect room with engineered oak flooring plus patio doors out to the garden. The kitchen/breakfast has a door to the garden and is fitted with modern cabinetry, ample fitted working surfaces with inset single sink unit and drainer, four ring ceramic hob, oven, extractor plus space for a fridge/freezer and washing machine and there is a wall mounted oil fired central heating boiler.

There is a good sized bedroom and a four piece family bathroom with both shower and bath tub.

Upstairs, off the landing are two further bedrooms, both with fitted wardrobe cupboards. The main bedroom has en suite WC, potentially with space for a shower unit.

Outside, a gravel driveway provides parking for four to five cars. Gated side access leads to the rear garden which has been designed with ease of maintenance in mind and laid mainly to paver and shingle with a pergola over, timber shed, enclosed by walling and all enjoys good levels of privacy.

**Location**

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the southwest of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. Within a short walk are the excellent local amenities including a highly regarded primary school, Parish Church, village shop, the Royal Oak pub, an active village hall and the cricket and bowling clubs. Secondary schooling is at Melbourn Village College or Comberton Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth, with a direct foot and cycle path to Foxton station currently under construction.

**Tenure**

Freehold

**Services**

Mains services connected. include: electricity, water and drainage. Oil fired central heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-E

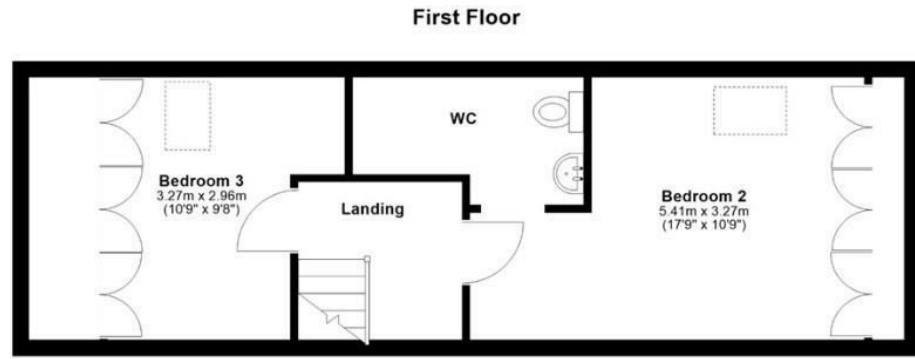
**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





**Approx. gross internal floor area 102 sqm (1100 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

