



16 Bar Lane, Stapleford, Cambridge, CB22 5BJ
Guide Price £450,000 Freehold



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A CHARMING TWO-BEDROOM, MID-TERRACE PROPERTY DATING BACK TO CIRCA 1850, SITUATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Terraced house
- 2 beds, 1 bath, 1 recept
- Gas-fired central heating to radiators
- Plot size - 0.04 acres
- EPC - D/ 68
- 700 sqft / 65 sqm
- Extended in the early 2000s
- On street parking
- Pre 1900
- Council tax band - C

16 Bar Lane occupies a pleasant position within the village, have been extended in the early 2000s offers spacious accommodation over two levels of around 700 sqft, just a short walk from village amenities and Stapleford Community Primary School. The accommodation comprises a part wood panelled, part-stained glass front door to the sitting room with a feature inglenook style fireplace with an inset cast iron wood burning stove complemented by fitted shelving and storage cupboards either side of the chimney breast.

The kitchen/dining/family room has a door to the garden and is fitted with bespoke cabinetry, both base level and wall mounted, complemented by an attractive stone composite work surface with an inset one and a half sink unit with a mixer tap and drainer. There is a range-style cooker with an extractor over, space for fridge/freezer and a discretely positioned utility cupboard with plumbing for a washing machine. Stairs rise to the first-floor accommodation with a generous recessed study area under.

Upstairs there are two generous bedrooms with the master bedroom with French doors to a Juliet balcony and views over the garden. A luxury family bathroom comprises a low level wc, hand basin, panelled bath, heated towel rail and wood panelling to dado rail. The loft space is boarded with a Velux window, power and light connected.

Outside, the rear garden has been skillfully landscaped, paid mainly to paviour with well stocked flower and shrub borders and beds, a paved pathway leads to an additional patio area and to the rear of the garden is a timber shed.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

Mains services connected includes: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

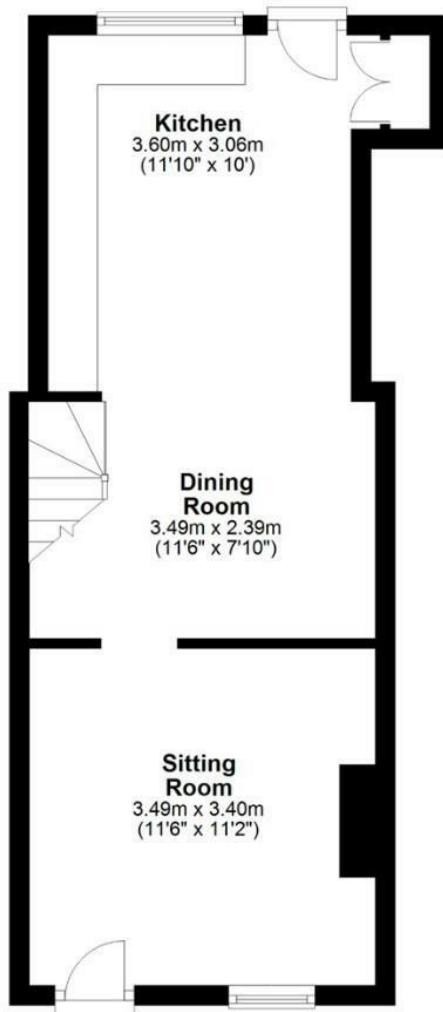
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

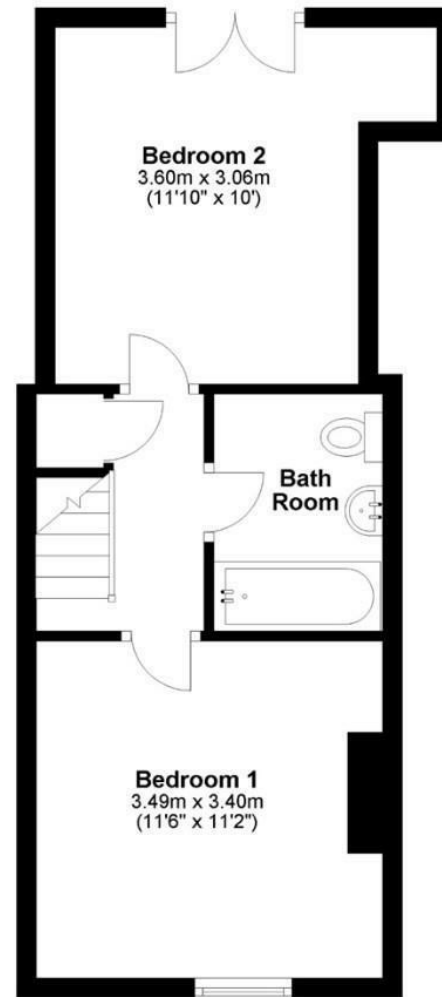
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 65 sqm (700 sqft)

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

