



26 Roman Hill, Barton, Cambridge, CB23 7AX  
Guide Price £695,000 Freehold



rah.co.uk  
01223 800860



**AN ESTABLISHED DETACHED FAMILY RESIDENCE, EXTREMELY WELL-PRESENTED THROUGHOUT WITH GREAT SCOPE FOR EXPANSION (STPC) SET WITHIN A GENEROUS MATURE PLOT OVERLOOKING FARMLAND AND ENJOYING A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR VILLAGE.**

- Detached house
- 4 beds, 1 bath, 2 receipts
- Constructed in the 1970's
- Off road parking and garage
- Views over fields
- 1254 Sqft / 116 Sqm
- 0.15 acres
- Oil fired central heating to radiators
- Potential for expansion
- Chain free

The property is located on the edge of the village, tucked away, within a quiet cul-de-sac with far reaching views over farmland and open countryside. A cycle/bridleway just a moments walk away, leads to Grantchester, Newnham and Haslingfield and is ideal for dog walkers, cyclists and ramblers. The property offers enormous potential for expansion and given a number of neighbouring property's have done just that, planning consent should be fairly straight forward.

The accommodation comprises a generous reception porch with tiled flooring, opening to a welcoming reception hall with stairs to first floor, cupboard under, parquet flooring and a cloakroom/WC just off. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with double circular sink units with mixer tap, four ring gas hob, oven, extractor, space for an American fridge/freezer and ceramic tile flooring. There is a large utility/boot room adjacent with matching cabinetry, fitted work surface, single sink and drainer and space for the usual white goods. The dual aspect sitting/dining room boasts a feature open fire place and patio doors out to the garden.

Upstairs, off the galleried landing are four good sized bedrooms and a luxury re-fitted shower room with walk-in shower.

Outside, the house is set back from the road behind a generous lawned front garden and a driveway which accommodates several vehicles and leads to the garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid to shaped lawns with well stocked flower and shrub borders and beds, shingle pathways, a selection of trees and bushes, raised vegetable/ herb garden and a large patio with a covered pergola over which is ideal for alfresco dining and all enjoys good levels of privacy and backs onto fields to the rear.

#### **Location**

Barton is a popular village enjoying a peaceful country setting just 3 miles south west of Cambridge and surrounded by open countryside. The village has the usual local amenities including two pubs, over a dozen independent shops at Burwash Manor, local post office and store, an excellent local primary school and the notable Comberton Village College is within cycling distance. The village is handy for access to the M11 - Junction 12 and nearby Cambridge mainline station provides fast transport to London King's Cross and Liverpool Street. Stansted Airport is a short drive away.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - D

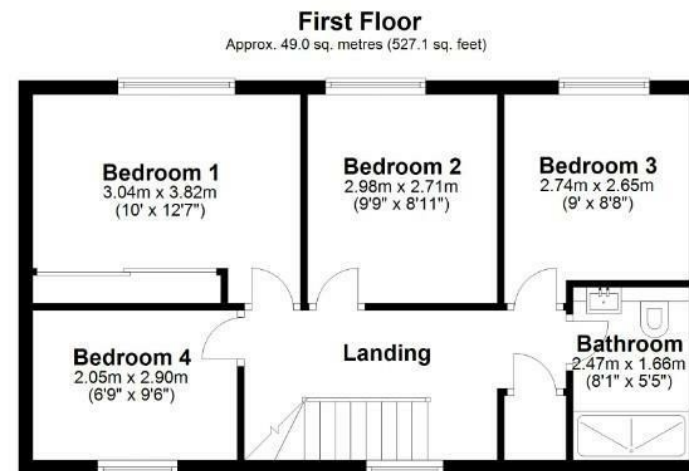
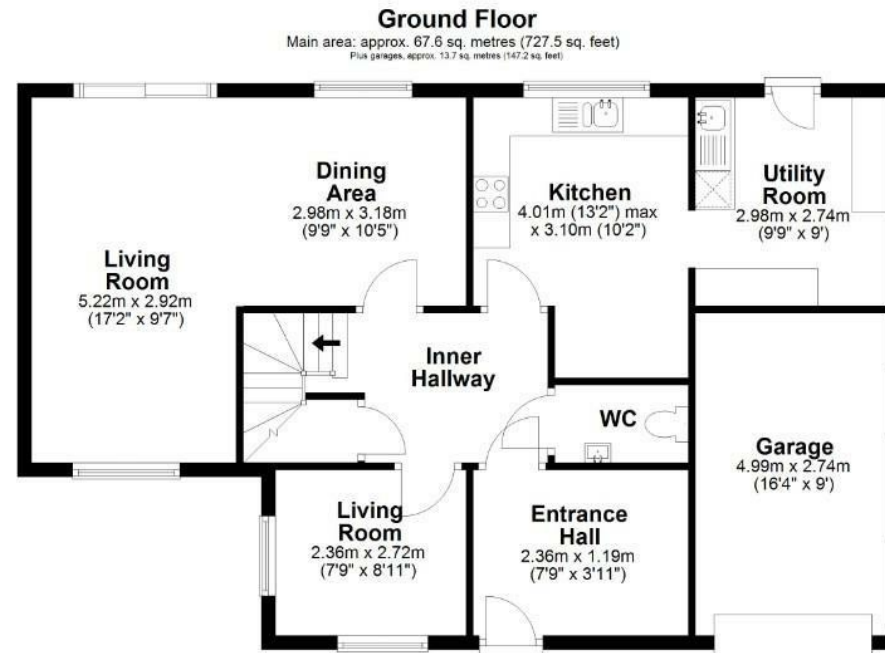
#### **Fixtures and Fittings**

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





Main area: Approx. 116.6 sq. metres (1254.6 sq. feet)  
Plus garages, approx. 13.7 sq. metres (147.2 sq. feet)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 61                      | 76        |
|                                             |   | 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.



