



20 Mailes Close, Barton, Cambridge, CB23 7BQ
Guide Price £650,000 Freehold



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01223 800860

A DETACHED SINGLE-STOREY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION, IMMACULATELY PRESENTED THROUGHOUT AND SET WITHIN A MATURE AND PRIVATE GARDEN WITH OFF-ROAD PARKING AND GARAGE.

- Three bedroom detached bungalow
- Large well equipped kitchen/breakfast room
- Two generous reception rooms with views over the garden
- Refitted family bathroom
- Off road parking and garage
- Mature private garden

The property occupies a tranquil cul-de-sac position located centrally within this highly sought-after village with Cambridge City just a short distance away. In recent times the property has been refurbished resulting in spacious, well-planned accommodation, beautifully presented throughout and finished to exacting standards. The accommodation comprises an entrance porch that leads to a generous reception hall with beautiful parquet flooring and a refitted cloakroom/wc just off. The dual aspect kitchen/dining room is fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer. The fridge/freezer is integral as is the ceramic hob, oven and extractor, with space for a dishwasher and washing machine, plus a discretely concealed free-standing oil-fired central heating boiler. From the breakfast room there is a door through to the dining room with lovely views over the garden. This room opens up to the sitting room with french doors to the garden and a feature fireplace with marble surround and hearth. Off the inner hallway are three good-sized bedrooms and a refitted bathroom with walk-in shower, heated towel rail and attractive wall and floor tiles. Outside, the front garden has been designed with ease of maintenance in mind, laid mainly to shingle and screened from the road by hedging. A driveway leads to a garage with up and over door, power and light connected and personal door to the rear garden. Gated access leads to the rear garden which is laid mainly to shaped and manicured lawns with well-stocked flower and shrub borders and beds and a large semi-circular paved patio, an ideal space for al fresco dining. The garden backs onto another garden/field so enjoys maximum levels of privacy and seclusion.

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 Kings Cross and Liverpool Street. Stansted Airport is a short drive away.

Tenure

Freehold

Services

Mains water, electricity and drainage are connected.
Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council

Fixtures and Fittings

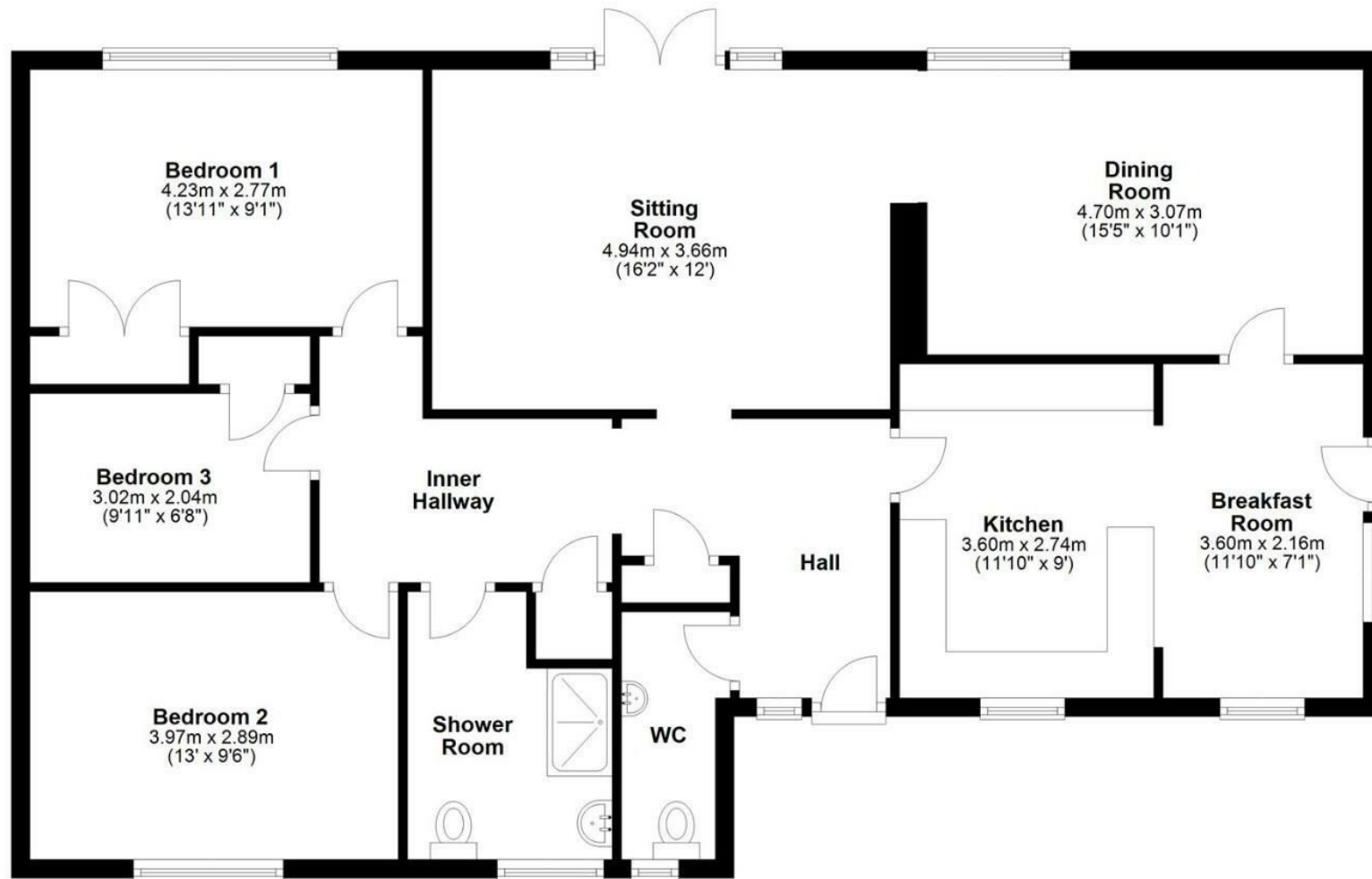
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 110 sqm (1175 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

