



53 Malthouse Way, Barrington, Cambridge, CB22 7RR  
Guide Price £425,000 Freehold



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01223 800860



**A MODERN DETACHED, CHALET STYLE RESIDENCE, OFFERING DECEPTIVELY SPACIOUS AND RECENTLY UPDATED ACCOMMODATION WITH OFF ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN IN THIS SOUGHT-AFTER LOCATION. VIEWING HIGHLY RECOMMENDED, DECEPTIVELY LARGE**

- 4 bedroom detached chalet style house
- 1175 sqft/109 sqm
- 0.08 acre plot
- Refitted, well equipped kitchen
- Council tax band-D
- 2 reception rooms, 1 bathroom
- Oil fired central heating to radiators
- Off road parking and garage
- EPC-D/66
- Chain free

The property occupies a pleasant cul-de-sac position just a short walk from the primary school and village centre. The property has been greatly improved and offers extremely versatile accommodation boasting bedrooms on both ground floor and first floor, making this an ideal property for those who require flexible accommodation.

The accommodation comprises an entrance hall with a cloakroom/WC just off, inner hallway with stairs to first floor accommodation, storage cupboard under and wood effect flooring. The kitchen has been refitted with stylish gloss fronted cabinetry, including deep pan drawers and spice cupboard, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, plus there is a range of integrated appliances including an induction hob, double oven, extractor, fridge/freezer, dishwasher and washing machine. There are two good sized reception rooms and from the dining room there is access to the conservatory with a door to the garden. There are two ground floor bedrooms, each with their own loft space and a family bathroom and upstairs there are two further double bedrooms and a separate WC.

Outside, the front garden is laid to lawn with a driveway providing off road parking for up to three cars and a garage with up and over door, with loft space above, power and light connected. Gated access leads to the rear garden which is mainly laid to lawn with flower and shrub borders and beds, a selection of specimen trees and bushes and all is enclosed by fencing, which is not overlooked, enjoying good levels of privacy.

**Location**

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. 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 cycle path to Foxton station from the village planned.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

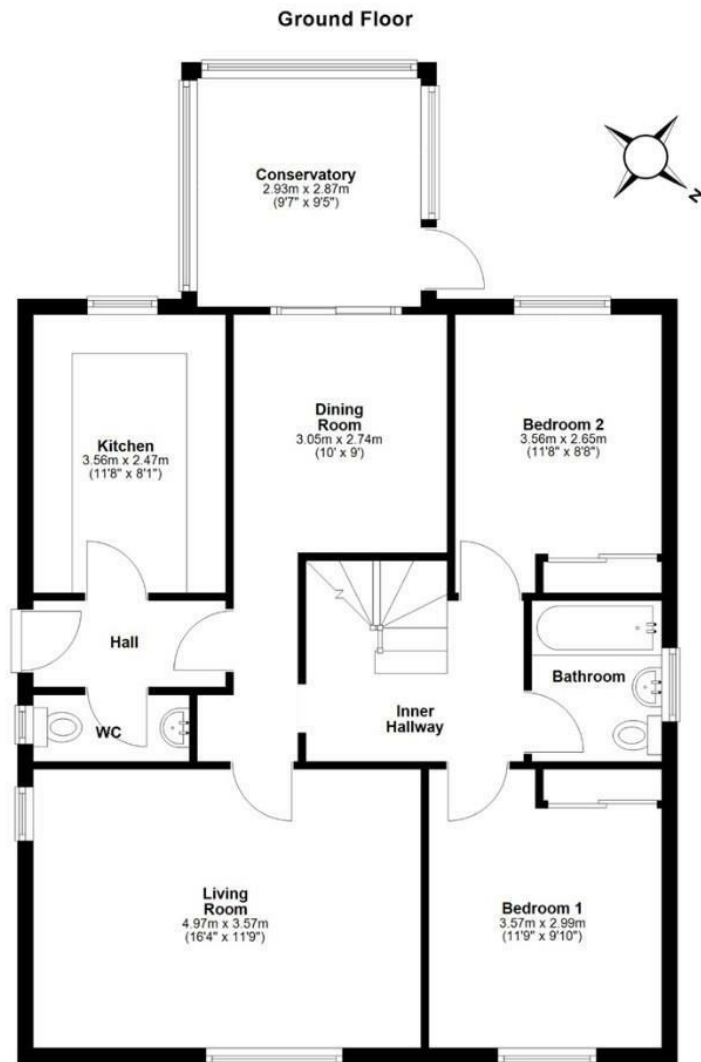
**Fixtures and Fittings**

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





**Approx. gross internal floor area 109 sqm (1175 sqft) excluding Garage**

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

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.



