



Orchard Cottage 22 Haslingfield Road, Barton, Cambridge, CB23 7AG
Guide Price £950,000 Freehold



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A BEAUTIFUL GRADE II LISTED THATCHED PERIOD HOUSE, RETAINING MANY ORIGINAL FEATURES, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS EXTENDING TO 0.57 ACRES WITH DETACHED DOUBLE GARAGE AND SELF-CONTAINED ANNEXE/STUDIO AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE

- 3/4 bedroom Grade II listed thatched house
- 0.57 acre plot
- Oil fired central heating to radiators
- Mature and private gardens and grounds
- Council tax band-G
- 1700 sqft/158 sqm
- Constructed in the 1700s
- Detached double garage, adjoining workshop and annexe over
- Many original features

The property enjoys a pleasant position, set back from the road within mature and private gardens and grounds extending to 0.57 acres and conveniently placed for the city centre plus excellent commuter links are just a short drive away. The property originally dates back to the 1700s, of timber frame construction with rendered elevations under a part thatched, part tiled roof. The current owners have periodically improved and maintained the property, resulting in beautifully presented and versatile accommodation, yet with great care taken to preserve much of the original character and charm associated with the era. The property boasts a large detached double garage with adjoining workshop and a self-contained, independent annexe/studio, perfect for dependent relatives or a space in which to work.

The accommodation comprises an entrance porch to a reception hall area with parquet flooring and fixed book shelving. This opens to a dual aspect dining room with feature fireplace and parquet flooring. The sitting room is also dual aspect with a beautiful inglenook fireplace with inset wood burning stove and a wealth of exposed timbers. This steps up to a snug area with feature fireplace with inset gas stove and exposed timbers. The kitchen/breakfast room is a generous family space, fitted with attractive cabinetry, ample Corian work surfaces, with inset double sink unit with mixer tap and drainer, a central preparation island with a granite top and cupboards below, an oil fired Stanley range style cooker which also provides heating and hot water as well as cooker. Furthermore, there is a two ring ceramic hob, combination oven and extractor, ceramic tile flooring and a fitted window seat. Just off is a handy utility/boot room with a cupboard housing a washing machine and tumble dryer and leading to the family bathroom, plus a door to outside. There is a large ground floor master bedroom beyond with fitted wardrobe cupboards and an en suite shower room.

Upstairs, off the landing are two further double bedrooms, one of which has a dressing area and an en suite shower room.

Outside the property is set back and screened from the road by hedging with a gravelled in and out driveway and a further generous parking area. The detached double garage has two double doors, power and light connected with an adjoining workshop. An external staircase leads to the annexe/studio which has a open planned sitting room/bedroom, a small kitchenette and a bathroom. The rear garden is largely laid to shaped and manicured lawns with well stocked flower and shrub borders and beds, a large paved terrace with water feature, a vegetable/herb/fruit garden, greenhouse plus various fruit bearing and specimen trees. All extends to 0.57 acres and enjoys maximum levels of privacy as it backs onto farmland 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: oil, electricity, water and mains drainage. Oil fired range in Kitchen serving hot water, heating and cooking

Statutory Authorities

South Cambridgeshire District Council
Council tax band-

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 House 158 sqm (1700 sqft) Outbuilding 83 sqm (900 sqft)



