

Mulberry House 14b Orwell Road, Barrington, Cambridge, CB22 7SE

Guide Price £900,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN INDIVIDUAL DETACHED BARN-STYLE RESIDENCE, FINISHED TO EXACTING STANDARDS, OFFERING FLEXIBLE ACCOMMODATION OF APPROXIMATELY 1900 SQFT AND SET WITHIN A GENEROUS, MATURE PLOT IN THIS SOUGHT-AFTER VILLAGE.

- Barn-style residence
- 4 bedrooms, 3.5 bathrooms
- Air source heating system and underfloor heating
- Generous driveway and mature garden
- EPC-B / 82
- Approximately 1813 sqft/ 168 sqm
- Built in 2025
- Luxury bathroom suites
- Designer kitchen with integrated appliances
- Council tax band-E

Mulberry House is an individual detached family home, thoughtfully designed in a barn style, finished to excellent standards throughout. The accommodation extends to almost 1900 sqft and offers excellent levels of flexibility with two ground floor bedrooms, one with an en suite shower room and two first floor bedrooms and two further first floor bathrooms.

The property boasts Air source heating, underfloor heating, high performance glazing and premium thermal ventilation giving the property an excellent EPC B rating, making the property not only carbon friendly but cost efficient to run.

The accommodation comprises a welcoming reception hall with bespoke staircase to first floor accommodation, oak flooring and joinery, door to the garden to the rear and a cloakroom/WC just off. Also, off the reception hall, is a generous dual aspect bedroom/second reception room and a utility room fitted with oak work surfaces, butler sink, fitted storage cupboards and space for the usual white goods. The heart of this beautiful home is the exceptional kitchen/dining/sitting room, a capacious triple aspect room with high vaulted ceilings, solid oak flooring and French doors to the garden. The kitchen area is fitted with bespoke cabinetry, Silestone working surfaces with deep pan drawers and pantry cupboards, matching central island, again with stone composite top with integrated Neff induction hob with extractor above. There is an Neff oven and combination microwave oven, Bosch dishwasher, an American style fridge/freezer and a separate wine fridge. To the rear of the property is a fabulous dual aspect bedroom with patio doors to the garden, a walk-in closet and a luxury en suite shower room with walk-in shower.

Upstairs off the landing are two further characterful bedrooms, a luxury en suite shower room to the guest bedroom and a luxury family bathroom.

Outside, the property is set back from the road and screened by a combination of hedging and trees. There is a generous gravel driveway/parking area which would accommodate multiple vehicles (and potentially a cart lodge subject to planning consents). There are neat raised planters with a pathway leading to the entrance portico. Gated access leads to the rear garden which is both private and mature, laid mainly to lawn with block paved terrace, ideal for alfresco dining, flower and shrub borders and beds, a selection of specimen and fruit bearing trees plus to the rear of the garden is a large garden store/potting shed which could easily be replaced with a home office/studio. All is enclosed by fencing and enjoys maximum levels of seclusion.

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. Electric heating

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

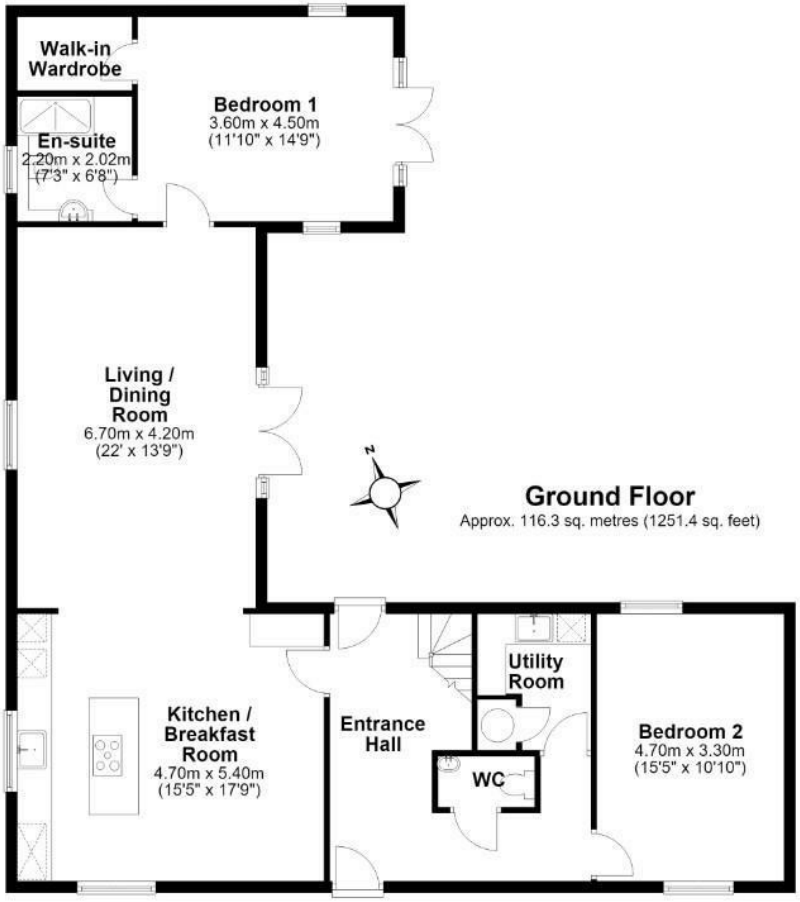
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

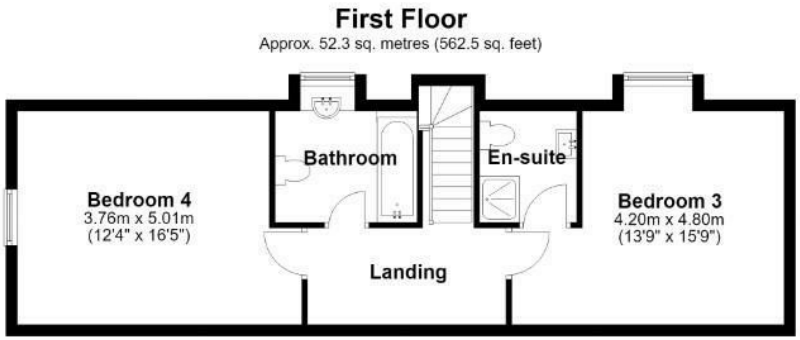
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



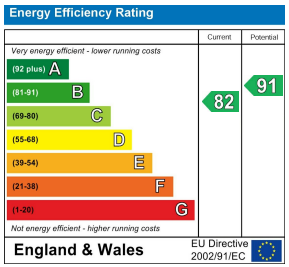








Total area: approx. 168.5 sq. metres (1813.9 sq. feet)



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.















