



20 Mailes Close, Barton, Cambridge, CB23 7BQ
Guide Price £695,000 Freehold



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AN EXTENDED AND MUCH IMPROVED, DETACHED SINGLE-STOREY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN MATURE AND PRIVATE GARDENS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended 1960s detached bungalow
- 0.15 acres
- Airsource heating system
- Driveway parking
- Council tax band - E
- 1275 sqft / 119 sqm
- 3 beds, 1.5 baths, 3 reception rooms
- Landscaped gardens & grounds
- External home office / studio
- EPC - D / 63

The property occupies a tranquil, end of cul-de-sac position within this highly sought-after village with superb commuter links and country walks all nearby. In recent times, the property has been extended and the current owner has extended further and refurbished plus also changing the heating system to an extremely efficient and eco-friendly air source heating system. Further more, the garden has been skillfully landscaped to both the front and rear and a home office/studio has been constructed and discreetly positioned in the corner of the garden, making this an ideal place for those who work from home or to pursue a hobby.

The accommodation comprises an entrance porch to a welcoming reception hall with beautiful parquet flooring, a fitted coat cupboard and a refitted w.c. just off. The sitting room also boasts beautiful parquet flooring, feature fireplace, French doors to the garden and the parquet flooring continues into the dining area with a large picture window, which overlooks the garden. The kitchen/breakfast room is fitted with attractive cabinetry, fitted working surface with an inset single sink and drainer, four-ring ceramic hob, oven, extractor, integrated full-height fridge-freezer and space for the freestanding dishwasher and washing machine which are included in the sale. Just off is a recently added side porch, giving access to the driveway, garage and gardens to the front and rear.

Off the inner hallway, there are three bedrooms including the master bedroom with fitted wardrobe cupboards and a refitted luxury shower room.

Outside, the property is set back from the road, behind a landscaped, low-maintenance front garden with a driveway providing parking for two cars and leading to the garage with power and light connected. The garden has recently been re-fenced with secure gated access to the rear garden, which again has been beautifully landscaped with shaped and manicured lawns, a generous paved patio area, well stocked flower and shrub borders and beds giving the rear garden a blaze of colour. A paved pathways leads to the recently constructed home/office/studio, which is fully insulated with power and light connected, together with its own fuse board system. All backs on to green space with a field view, excellent 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 King's Cross and Liverpool Street. Stansted Airport is a short drive away.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage. The heating system is provided by an air source heat pump.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

Fixtures and Fittings

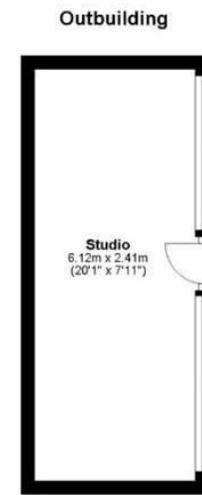
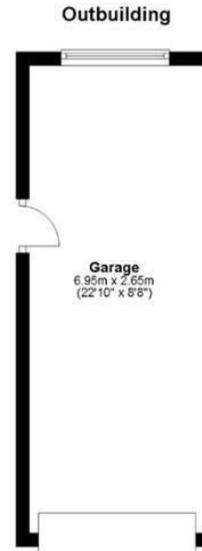
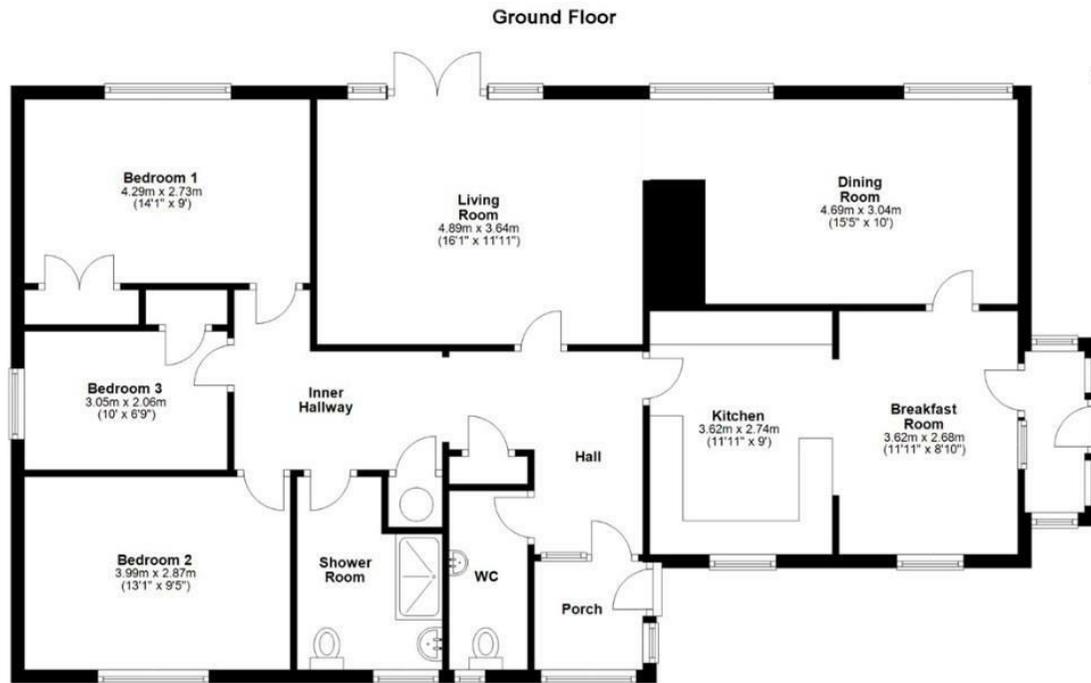
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 119 sqm (1275 sqft) excluding Outbuildings

| 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 | | |

| | | |
|-------------------------|----|----|
| | 63 | 79 |
| 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.



