



22 Greensand Avenue, Barrington, Cambridge, CB22 7AF  
Guide Price £595,000 Freehold



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01223 800860

**A STUNNING CONTEMPORARY DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE, WALLED GARDEN WITH WONDERFUL VIEWS OVER MEADOWLAND AND LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE.**

- 3 bedroom, 3.5 bathroom detached house
- 1175 sqft/109 sqm
- 2 reception rooms
- Gas fired central heating to radiators
- Built in 2024
- Driveway parking and garage
- Views over meadowland
- EPC-B/84
- Council tax band-E
- Chain free

The property was constructed in late 2024 to a high quality standard by the award winning Redrow developments. The current owners carefully chose the property as it is tucked away within a private no-through lane, has a private walled rear garden and is arguably one of the finest positions within the entire development. It overlooks a wonderful green space with walking trails, wooded areas and lakes, perfect for those that enjoy the great outdoors. The property boasts an excellent EPC rating, meaning that the house is environmentally friendly and economical to run. There is the balance of the builder's comprehensive warranty in addition to the eight years remaining on the NHBC builders guarantee.

The accommodation comprises a generous and welcoming reception hall with stairs to first floor accommodation, Karndean flooring, under-stairs cupboard and a cloakroom/WC just off. The dual aspect bay-windowed sitting room enjoys views over the neighbouring green space and the wrap-around front garden to the side. The large kitchen/dining/family room has French doors opening onto the garden and is fitted with a range of attractive contemporary cabinetry, ample quartz working surfaces with inset one and a half sink unit with mixer tap and bevel drainer plus a matching central island/breakfast bar, again with a quartz top. There are a range high-end integral appliances and these include: an induction hob, double oven, extractor, fridge/freezer and dishwasher. Furthermore there is a laundry cupboard with space for a washing machine and a tumble drier.

Upstairs, there are three good sized double bedrooms, all with en-suite bathrooms plus bedrooms one and two have fitted wardrobe cupboards. An airing cupboard provides additional storage space and includes the pressurized hot water cylinder capable of providing plenty of hot water.

Outside, the front and side gardens are laid to lawn with a shrub border, block paved driveway provides off street parking for three cars and leads to a generous detached one car garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid mainly to a neat lawn with two generous paved patio areas and all is enclosed by a garden wall to give a good feeling of privacy.

**Location**

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the southwest of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. Within a short walk are the excellent local amenities including a highly regarded primary school, Parish Church, village shop, the Royal Oak pub, an active village hall and the cricket and bowling clubs. 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 foot and cycle path to Foxton station currently under construction.

**Tenure**

Freehold

**Services**

Mains services connected include gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-E

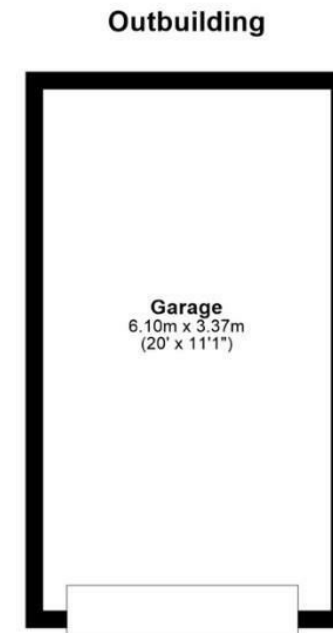
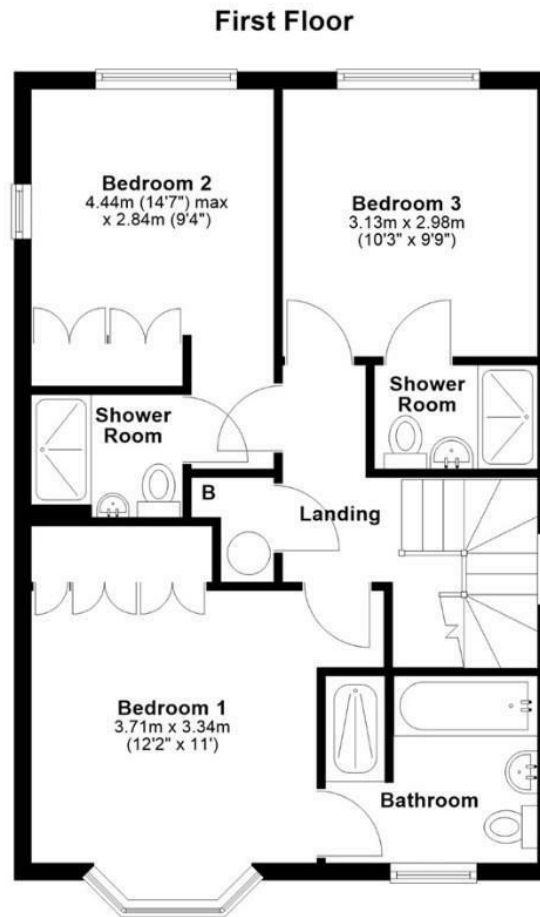
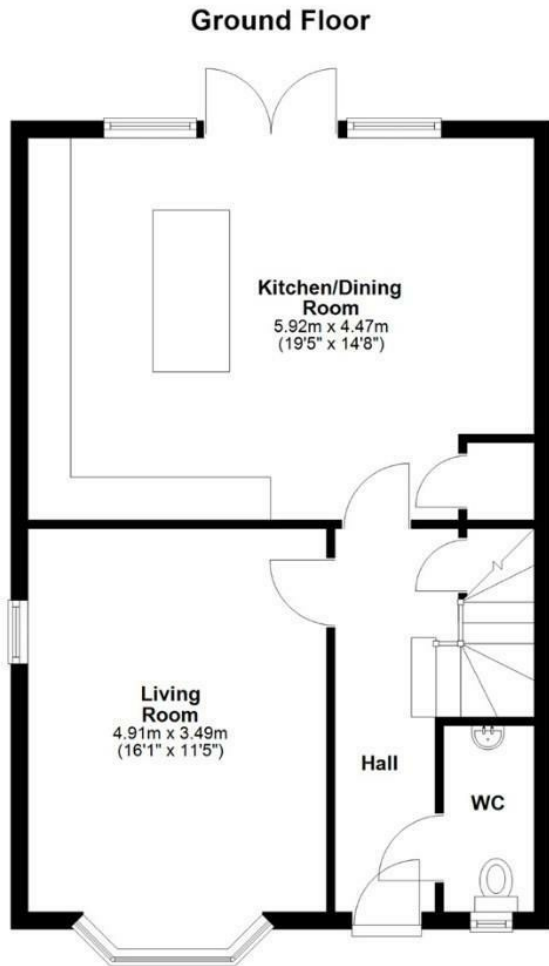
**Fixtures and Fittings**

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 109 sqm (1175 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

