



## A MODERN DETACHED FAMILY HOUSE WITH A WONDERFUL KITCHEN BREAKFAST ROOM

1 RHEE MEADOWS, BARRINGTON  
CAMBRIDGE CB22 7GA

Freehold

savills





## A RECENTLY REFURBISHED AND EXTENDED MODERN DETACHED HOUSE IN THIS SOUGHT-AFTER VILLAGE

1 RHEE MEADOWS, BARRINGTON CAMBRIDGE  
CB22 7GA

**Freehold**

Central village location on a quiet no-through road ♦  
Refurbished and extended by the current owners ♦ Kitchen  
breakfast room with bespoke units and Miele appliances ♦  
Large rear gardens and terrace ♦ EPC rating = D

### Situation

- Rhee Meadows is situated in the heart of this picturesque village, close to the village green and set back within a private scheme of just four other similarly styled properties.
- Barrington benefits from a large and very pretty gently sloping village green with football and cricket pitches, a post office and popular pub/restaurant – The Royal Oak – which overlooks the green.
- There is a well regarded state primary school within the village and secondary schooling is available in nearby Melbourn along with independent schools for all age groups in Cambridge.
- Barrington is 7 miles south-west of the historic City of Cambridge which in turn has an excellent range of shopping facilities and wide range of recreational and cultural amenities.
- Rail services are available from Shepreth (approx. 1 mile) and Royston (approx. 7.5 miles) into Cambridge and London with journey times of 14 and 40 minutes respectively.
- The M11 Duxford Interchange is 7.5 miles with access to London and the North via the A14 and A1 and the east coast ports via the A14.

All distances and times are approximate.

### Description

1 Rhee Meadows is a detached family property constructed in 1998 of buff brick elevations which has been extended and refurbished throughout by the current owners including new windows, doors, bathrooms and flooring. Of particular note is the extended kitchen/breakfast room which benefits from three floor-to-ceiling easy slide Schuco doors running the width of the room and opening onto the terrace. This well-proportioned room has been laid with Italian porcelain wood effect tiles and fitted with a handmade Krantz kitchen with a large cooking island, a wide range floor and wall mounted units including drinks cabinet for entertaining, Miele fitted appliances and a mix of oak and Silestone work surfaces.



There is a the added advantage of a bespoke oak seating area, ample space for a large breakfast table and a Charnwood woodburner. To the left there is a utility room with more storage, plumbing for a washing machine and tumble drier, and access to both the garage and rear garden

The property which sits in a plot area of about 0.36 acres and can be seen in greater detail on the attached floorplan measures approximately 3,367 sq ft of well laid out accommodation over two floors plus a double garage with electric up and over doors.

The property opens into a large hallway with American walnut flooring. The aforementioned kitchen opens up at the rear and, to the front, there is a study with fitted cherry wood shelving. On the right double glazed doors leads to the drawing room with views over the front garden and multi-fuel wood burning stove with a limestone mantel. A further reception room with access to the garden could be used as a dining room or children's playroom.

At first floor are five bedrooms including a large master bedrooms with two dressing areas, and an en suite bathroom with shower and bath, Villeroy and Boch sanitaryware and Hansgrohe fittings. There is a further guest suite with the same quality fittings and a similar family bathroom.

Outside the house is approached via a private roadway solely serving the five properties built at the same time as 1 Rhee Meadows.

At the rear a wide and deep terrace constructed with similar Italian tiles to the kitchen runs across the width of the house with a sunken and raised seating area – the latter with a self-cleaning glass surround – lead to a mainly lawned garden. There is a shed and summer house at the rear and planning to remove and replace with two “non-occupancy” outbuildings.

**Tenure:**

Freehold

**Local Authority:**

South Cambridgeshire District Council

**Outgoings:**

Council Tax: Band G

**Viewing:**

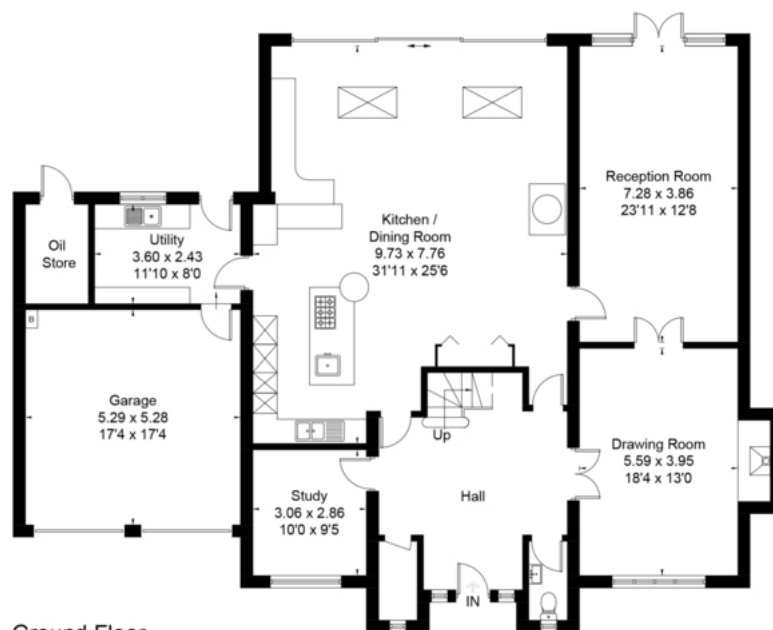
Strictly by appointment with Savills







Approximate Area = 312.9 sq m / 3367 sq ft (Excluding Void / Oil Store)  
 Garage = 27.9 sq m / 300 sq ft  
 Total = 340.8 sq m / 3667 sq ft  
 Including Limited Use Area (10.7 sq m / 115 sq ft)  
 For identification only. Not to scale.  
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**Ground Floor**  
 Area = 168.2 sq m / 1810 sq ft  
 (Limited Use Area = 0.9 sq m / 10 sq ft)

□ = Reduced head height below 1.5m



**First Floor**  
 Area = 144.7 sq m / 1557 sq ft  
 (Limited Use Area = 9.8 sq m / 105 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		