



Contemporary designed individual property

Garden House, Back Lane, Barrington, Cambridge CB22 7RF

Freehold





Bespoke new build house finished to exacting standards

- High quality fixtures and fittings
- Efficient modern equipment and technology
- Detached double garage
- NHBC 10 year guarantee

Local information

• Back Lane is situated in the heart of this picturesque village and close to the village green.

• 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 seven 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 1/2) into Cambridge and London with journey times of 14 and 40 minutes respectively.

• The M11 Duxford Interchange is seven and a half 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.

About this property

Garden House provides a rare opportunity to buy a contemporary detached property close to the heart of this highly sought-after village. Just off the village green and tucked well away from the road, this individual new build sits in the middle of its 0.28 acre plot, at the end of a (shared) private drive, with a wide drive/parking area and detached double garage.

Of part brick, part weather boarded elevations beneath a grey slate roof, the house has been designed to incorporate the latest technology throughout with wiring for a smartphone Creston or Control 4 system, Sky TV and CCTV, Cat 5 and HDMI outputs, motion activated light sensors in the bathrooms and an air source heat pump with underfloor heating on the ground floor.

With meticulous attention to detail, the house has been equipped with a range of high quality fittings including Miele kitchen appliances, Villeroy and Bosch sanitary ware, walnut internal doors, Velfac low profile windows and an impressive bespoke walnut, glass and steel staircase with balustrade.

The light and spacious ground floor accommodation flows from the wide, welcoming hall and its central staircase. This leads directly to the open-plan kitchen/dining/family room at



the rear – the hub of the house which has clearly been designed as the hub of the house with ample space for sitting and dining and perfect for entertaining, it is fitted with an extensive range of contemporary units, silestone worksurfaces, Miele appliances including a dishwasher, fridge, freezer and there are also an oven, microwave, two warming drawers, a wine cooler, a large island breakfast bar with Bora hob with internal extractor and quartz work tops. The dining and sitting end of this spacious room has floor to ceiling windows and large sliding doors to two aspects leading to the paved terrace and garden. To the right of the hall is a sitting room, also having sliding doors to the terrace. In addition there is a study or guest bedroom suite with shower room, a utility beside the kitchen with side access to the garden and a cloakroom.

On the first floor there is a vaulted landing, a dual aspect principal suite with views overlooking the rear garden, en suite bathroom with two wash basins and shower. In addition there are three further double bedrooms, one with an en suite shower and a family bathroom with free-standing oval bath and shower together with bespoke ambient lighting.

The garden is hard landscaped with natural stone drive and pathways, lawn, sandstone terrace and there are a number of mature trees and enclosed bin storage.

To the front there is a gravelled driveway, double garage, bike store and shed with electric roller

shutter door and parking for several cars.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council

Viewing

Strictly by appointment with Savills





Approximate Floor Area = 310.8 sq m / 3345 sq ft
Garage / Store = 36.3 sq m / 391 sq ft
Total = 347.1 sq m / 3736 sq ft



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