



THE OLD BAKERY
Barrington

Carter Jonas

THE OLD BAKERY, WEST GREEN, BARRINGTON, CAMBRIDGE, CB22 7SA

- Cambridge - approx. 6.5 miles
- Royston - approx. 6 miles
- Shepreth Railway Station - approx. 0.75 miles

Incredible position in Barrington • Close to 2,800 sq.ft of accommodation • Flawlessly presented throughout • South-east facing rear garden • Driveway parking & detached garage & car-port • Four double sized bedrooms • Sitting/dining room, drawing room, study & utility room • Abundantly charming throughout

DESCRIPTION

The setting is quite possibly the most picturesque setting in one of the prettiest Cambridgeshire villages. The sizeable accommodation measures around 2,800 sq.ft comprising a sitting/dining room, drawing room, study, kitchen/breakfast room, utility room, downstairs WC, four double sized bedrooms and two bathrooms. Externally enjoying driveway parking, a detached garage & car-port and a south-east facing rear garden.

GROUND FLOOR

The ground floor offers a wide array of reception rooms including a sitting room, dining room, drawing room and study, all of which enjoy their own sense of purpose and charm within the property. Both the sitting room and drawing room enjoy large inglenook fireplaces with woodburning stoves. The kitchen/breakfast room is spacious and stylishly presented with an electric AGA, fitted units, stone worktops and a large central island/breakfast bar. The remaining ground floor offers a utility room and cloakroom with underfloor heating.

A FLAWLESSLY PRESENTED AND ABUNDANTLY CHARMING GRADE II LISTED FOUR-BEDROOM DETACHED HOUSE TUCKED AWAY BESIDE THE VILLAGE GREEN IN BARRINGTON.







FIRST FLOOR

The first floor boasts four sizeable bedrooms. The original features on display are truly outstanding with original timber frames and exposed brickwork throughout. There are bathrooms at either end of the property. The principal family bathroom is abundantly stylish with a freestanding bath, double-sized shower, vanity sink unit, underfloor heating and WC. The guest bathroom enjoys a shower, vanity sink unit, WC and heated towel rail.

OUTSIDE

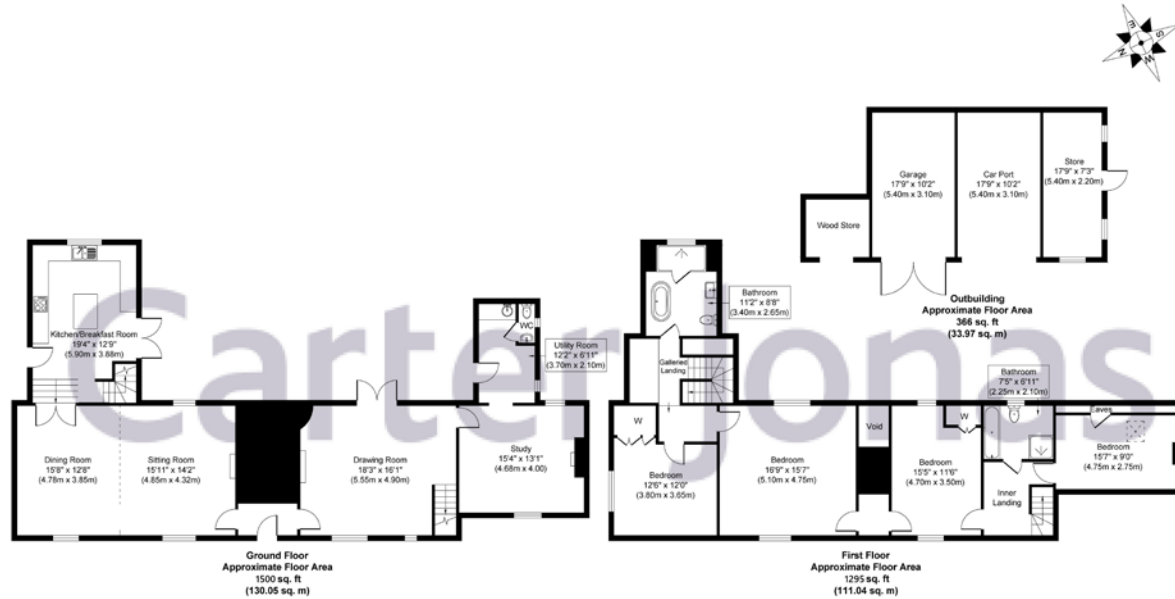
The Old Bakery is idyllically positioned, tucked away off to the side of the village green with pleasant views across the cricket pitch to the popular Camboscuisine pub, The Royal Oak (a few minutes' walk from the house across the green). It is approached via a shared lane leading to the gates of the house. Entering into the driveway, there is ample parking and access to the garage and carport. The front aspect enjoys a lawned front garden enclosed with a white picket fence. The rear garden is beautifully maintained; predominately lawned with several paved seating spaces and a wonderful selection of established plants, trees and shrubs throughout.

LOCATION

Barrington is a quintessential and highly regarded English village with, reputedly, the longest village green in the country. The High Street and West Green run through the middle of the green, which is flanked by a wealth of delightful period homes and cottages. Within the village itself is a well-frequented public house, an excellent village store with post office and a highly regarded primary school. There is a variety of secondary schooling available, including many highly desirable private schools in Cambridge. For the London commuter, the railway station in the neighbouring village of Shepreth is within easy cycling distance (or a four-minute drive or twenty-five minute walk). Commuter trains run to London King's Cross in 55 minutes. The market town of Royston offers further shopping as well as a railway station offering a non-stop regular rail service into London's Kings Cross (approx. 45 mins). The location also has very good access to major road networks including the M11, A1 and is 45 minutes from Stansted Airport.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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