



COMBERTON ROAD
Barton

Carter Jonas

COMBERTON ROAD, BARTON, CAMBRIDGE, CB23 7BA

- Cambridge City Centre – approx. 3 miles
- M11 (N&S) – approx. 1 mile
- Addenbrookes Hospital – approx. 6 miles

Sitting room, dining room & study • Kitchen/breakfast room • Utility/ground floor shower room • Four bedrooms • Two bath/shower rooms & dressing room • One bedroom annexe with shower room, kitchen reception room • Refurbished barn, open barn/cart lodge & store rooms • Gardens & grounds of around two acres • Extensive, gravelled parking • EPC rating E

DESCRIPTION

Vatches Barn is a very appealing and impressive period village home occupying a delightful position opposite the duck pond and backing onto the fields. The accommodation in the house itself offers around 3000sqft of spacious and bright living space on the ground floor with three versatile reception rooms and an Aga kitchen/breakfast room, along with a utility/shower room along with four double bedrooms and two further bathrooms, and a dressing room, on the first floor. The kitchen is fitted with an excellent range of units and appliances including oven and hob and dishwasher and French windows opening to the garden. The sitting room has a feature fireplace with woodburner and two sets of French windows to the garden and the courtyard. The dining room is currently used as a gym and again, doors to the courtyard.

The house has some lovely period features including exposed beams and floorboards and brick flooring.

HUGELY ATTRACTIVE AND SUBSTANTIAL DETACHED BARN CONVERSION WITH OUTBUILDINGS AND TWO ACRES OF GARDENS AND GROUNDS CLOSE TO THE CENTRE OF ONE OF CAMBRIDGESHIRE'S MOST DESIRABLE VILLAGES, JUST 3 MILES SOUTH-WEST OF THE CITY.



There is also a useful one-bedroom annexe with open plan living space and kitchen, a bedroom and a shower room.

This property is the perfect village, family home, ideal for multi-generational and flexible living and for entertaining and outdoor hobbies.

OUTSIDE

The property is approached over a shared gravelled driveway giving access to remotely controlled vehicular gates opening to the secure private parking for numerous vehicles. There are also further timber gates (from the shared driveway) leading to the field behind. The delightfully secluded and established rear gardens are mainly laid to lawn with lovely, mature trees, plants and flowering shrubs and provide excellent levels of seclusion and space for al-fresco dining and entertaining, taking full advantage of south-west aspect. There is also a charming and very private, landscaped courtyard garden which can be enjoyed by both the house and the studio. The gated field is laid to meadow with a handful of trees around the boundary and in the field itself.

NB: There is a right of way over a corner part of this land with a metal gate providing access.

The gardens and grounds extend to around two acres.

LOCATION

Barton is one of the most popular Cambridgeshire villages situated just 3 miles south-west of the city. It boasts excellent local amenities including a village shop and post office, two public houses as well as Burwash Manor with its range of independent shops, café and delicatessen. Schooling for all ages is fully provided for with a primary school within walking distance and secondary schooling available at the highly regarded Comberton Village College, just 2 miles away. There are cycle routes available to Cambridge and Comberton, along with a regular bus service. For those needing to commute by road, Junction 12 of the M11 (leading to the west via the A14 or to London, Stansted Airport and the south) is within easy reach.





ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired central heating

Local Authority: South Cambridgeshire Cambridge Council

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



Comberton Road

Approximate Gross Internal Area = 2973 sq ft / 276.2 sq m

Annexe = 2902 sq ft / 269.6 sq m

Total = 5875 sq ft / 545.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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