





## WIMPOLE ROAD, BARTON, CAMBRIDGESHIRE, CB23 7AD

- Cambridge - approx 4 miles
- M 11 (N&S) - approx 1 mile
- Addenbrookes Hospital - approx 6 miles

Sitting Room/Family Room • Open plan Kitchen/Breakfast/Dining Room • Utility Room/Store/Cloakroom • Three bedrooms • Shower Room • Fully boarded and insulated loft • Separate detached heated Studio/Office/Workshop • Gated parking for 3-4 cars • Secluded gardens • EPC rating D

### DESCRIPTION

76 Wimpole Road is an attractive and well-presented three bedroom home offering the potential to extend and remodel. Occupying a large plot on the edge of the village and set well back from the road, the property comprises of 1161sqft of well-balanced and bright accommodation, ideal for growing families. There is also 258sqft of additional, separate, versatile space, currently set up as a home office and a workshop. On the ground floor is versatile, open plan family living space comprising a sitting room/family room with a woodburner, a breakfast/dining area with bi-fold doors to the garden and fully-fitted kitchen with butler sinks and range cooker. There is also a useful utility room/store/cloakroom. On the first floor are three good-size bedrooms and a stylish, family shower room. The large loft is fully boarded and has both light and power.

## DETACHED, MODERN THREE BEDROOM HOME WITH PRIVATE GARDEN AND SEPARATE WORKSHOP/OFFICE/STUDIO SITUATED ON THE EDGE OF ONE OF CAMBRIDGESHIRE'S MOST POPULAR AND WELL-SERVED VILLAGES





## OUTSIDE

The property is approached from the road via a double gates providing secure and private parking for 3-4 cars. There is a secure timber cycle shed and log store to the front of the house. A five bar gate leads through to the pleasantly secluded rear gardens are mainly laid to lawn with some shrub planting and raised vegetable beds. At the bottom of the garden is a substantial detached studio/workshop, with heat, power, light, water and internet providing the perfect separate working from home space and/or a studio/hobbies room/workshop.

## LOCATION

Barton is one of the most popular Cambridgeshire villages situated just 4 miles south-west of the city. It boasts excellent local amenities including playing fields, 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 (Ofsted 'good') within walking distance and secondary schooling available at the highly regarded Comberton Village College (Ofsted 'outstanding'), just 2 miles away. There are traffic-free cycle routes to Cambridge and Comberton, along with a regular bus service. Mainline rail services from Cambridge and Royston have fast connections to London, the South Coast, the Midlands and East Anglia. 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, electricity and drainage. Oil fired central heating

**Local Authority:** Cambridge Council

**Council Tax Band:** Band E

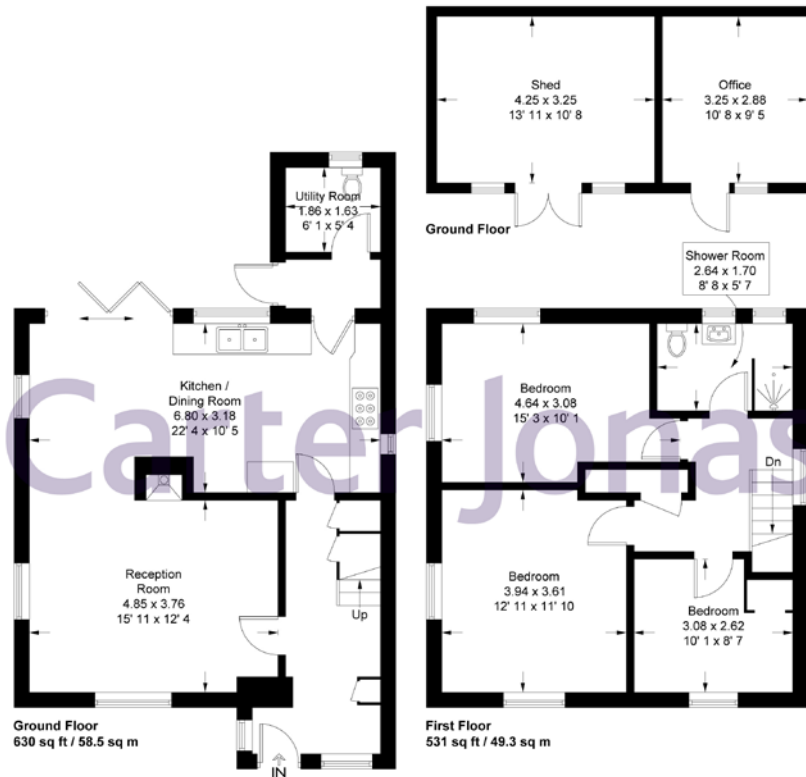
**VIEWINGS:** Strictly by appointment with the Selling Agents Carter Jonas





## Wimpole Road

Approximate Gross Internal Area = 1161 sq ft / 107.8 sq m  
 Shed = 148 sq ft / 13.8 sq m  
 Office = 100 sq ft / 9.3 sq m  
 Total = 1409 sq ft / 130.9 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.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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