



26 Roman Hill
Barton, Cambridge, CB23 7AX

Guide price £675,000



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- Scope to extend (STPP)
- Detached family house
- Driveway & garage
- Oil fired central heating
- 0.15 acre plot

A well-positioned home of 1299 sqft / 120 sqm, situated on a no-through-road of just 9 dwellings & backing onto open farmland. The house is just over a mile west of the City boundary & has no chain.

This detached house was built in 1960 & is nicely set back from a small cul-de-sac in this desirable village. The property has lovely views to the rear & direct access from its gardens to open countryside, providing some excellent walks during the warmer months.

On the ground floor are 3 reception rooms including a versatile entrance hall which has underfloor heating & plenty of space for coats & footwear. The inner hall is finished with herringbone wooden flooring continuing through to the study & a bright open-plan living/dining area with a fireplace & a large sliding door to the rear garden. The kitchen has been fitted with a range of units & includes various integrated appliances, all of which are included within the sale. There is a separate utility room with further units & a cloakroom W.C., located just off from the inner hallway.

Upstairs are 4 bedrooms, a refitted family shower room & a galleried landing.

The house is set back from the close behind a lawned garden & driveway with access to the garage. The garden





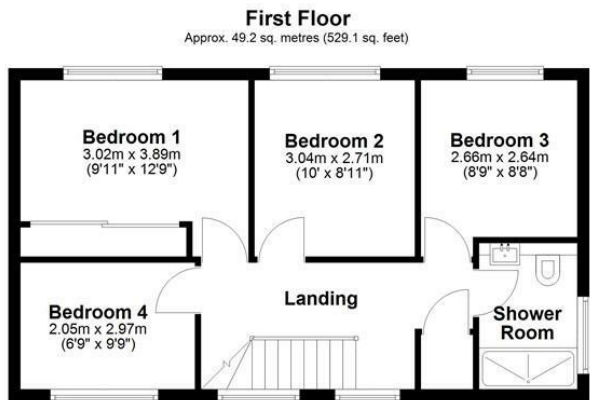
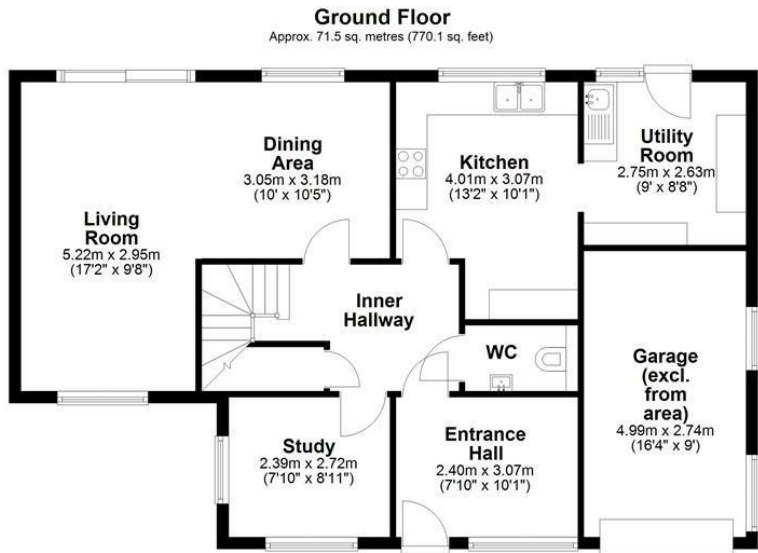
has an Indian sandstone patio, a veg patch & views over countryside, as well as a Gazebo & entertainment area, well suited to alfresco dining.

Barton is a village just west of the city boundary, offering a good range of facilities including a post office, 2 pubs, Burwash Manor & a primary School that feeds into the highly regarded CVC.

The bridleway at the end of Cambridge Road offers a walking/cycling route to Grantchester & the River Cam. There is a lit cycle path along the main road which links the village to the amenities of Newnham & the City Centre.

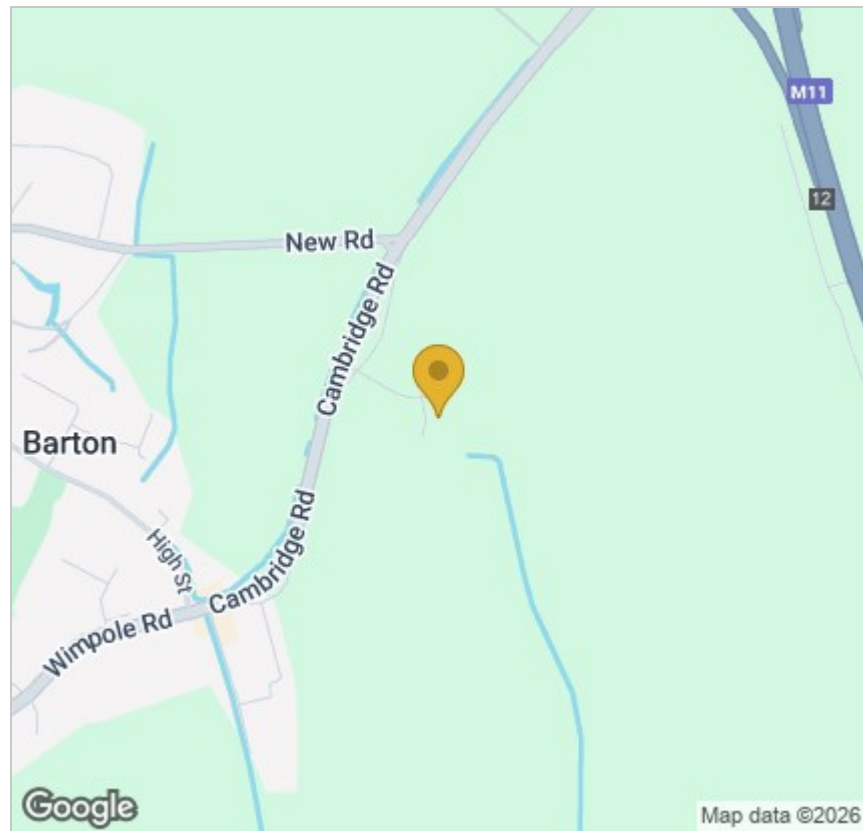
The M11 - Junction 12 & nearby Cambridge station provides links to London. Cambridge South Station is also due to open later this year & will be around a 20-minute cycle from the house.



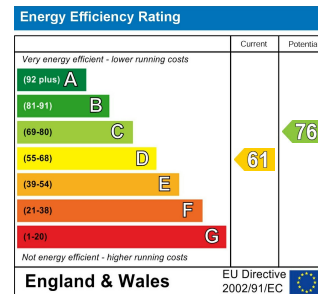


Total area: approx. 120.7 sq. metres (1299.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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