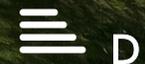




106 Cambridge Road, Barton  
Cambridge, CB23 7AR

Guide price £650,000



# 106 Cambridge Road Barton, CB23 7AR

- 1584 sqft / 147 sqm (excluding studio)
- 4 bed, 2 baths, 2 recep
- Council tax band -D
- Oil fired central heating
- EPC - D /63

An extended and versatile home with a purpose-built studio, a generous garden offering unrestricted views over open countryside, and within easy reach of the M11 and City Centre.

This bright home was thoughtfully extended in 2017 with open-plan modern family living in mind. The star of the show is the hugely impressive kitchen/living/dining room with vaulted ceilings and exposed beams, a modern log burner and bifold doors to the garden.

The kitchen has various integrated appliances, a stylish range of units and a central island built with bespoke cabinetry from Lavenham joinery. Adjoining the kitchen area is a family room which could be easily partitioned off to form a separate reception room. There is a utility room with space for appliances, this leads into a useful store room which has a newly fitted oil boiler, installed in 2025. Completing the ground floor accommodation is a double bedroom and a stylish shower room, located just off from the entrance hall.

Upstairs are the remaining 3 bedrooms and the main bathroom which has a useful storage cupboard and a shower over the bath.

Outside the house is set back nicely behind a green space. There is also a driveway and a cycle store. The generous rear garden boasts views over open fields. The double-glazed



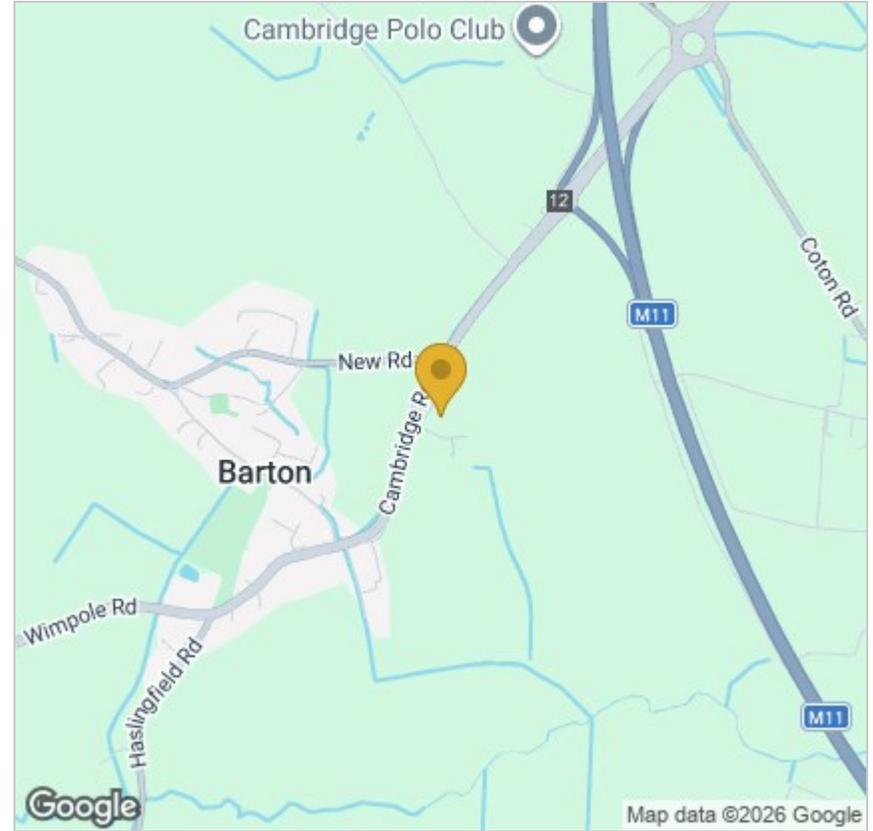
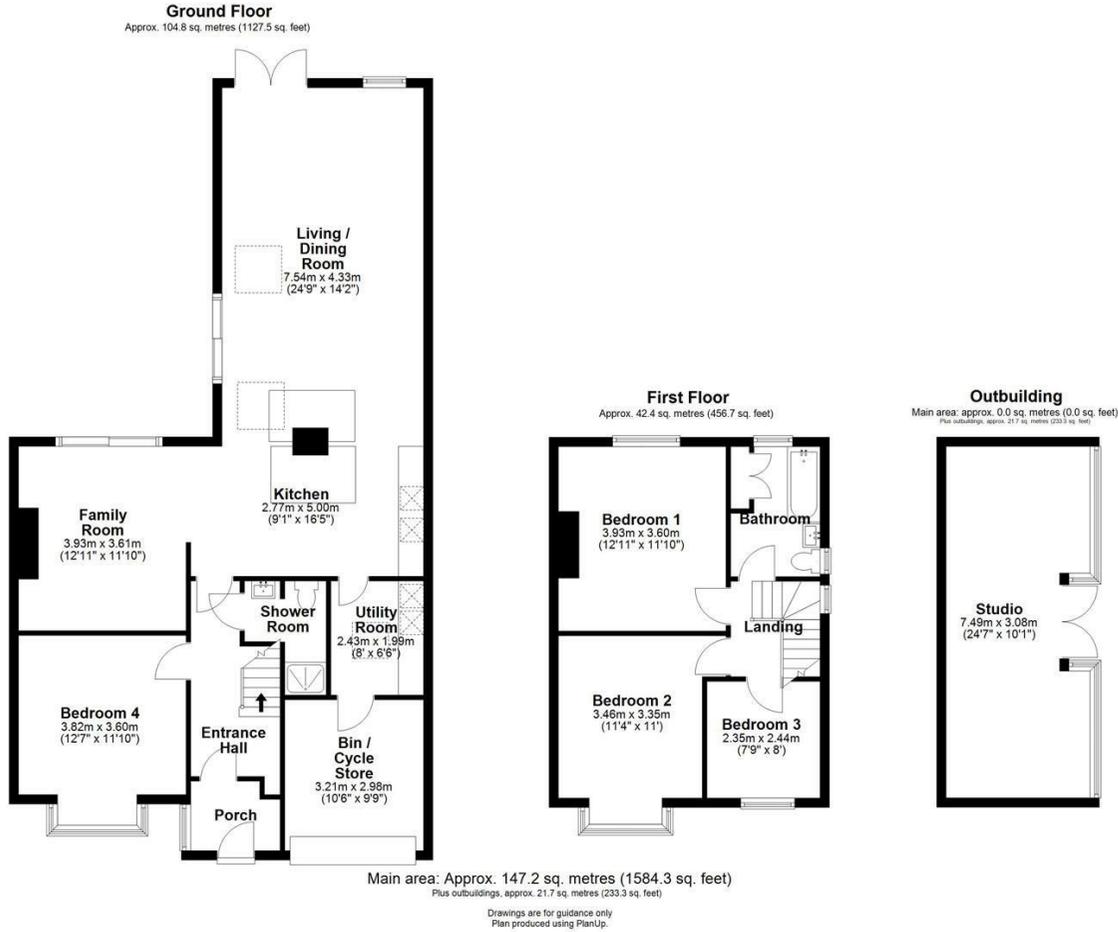


studio has mains power and measures 225 sqft, offering versatility to suit individual purchasers needs.

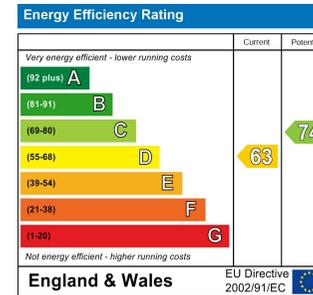
Barton is a traditional village situated just over a mile west of the city boundary. The village has a good range of facilities including a post office, two pubs, Burwash Manor, a long-standing family-run garage with shop, and a primary School that feeds into Comberton Village College.

The bridleway at the end of Cambridge Road offers a walking/cycling route to Grantchester and the River Cam. There is an additional lit cycle path along the main road which links the village to the amenities of Newnham. The M11 - Junction 12 and nearby Cambridge station provides fast links to London.





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com