



# 17 Shepreth Road, Barrington

Cambridge

Guide Price **£800,000**



## 17 Shepreth Road

Barrington, Cambridge

Ensum Brown are delighted to offer for sale this beautifully presented bungalow in the village of Barrington. This spacious home benefits from a large extension, an open plan kitchen/dining room with roof lantern, 3 double bedrooms, a refitted en-suite & bathroom, & a plot of quarter of an acre.

Council tax band: E

Tenure: Freehold



## Property Insight

Ensum Brown are delighted to offer for sale this beautifully presented detached bungalow in the highly sought after South Cambridgeshire village of Barrington. This incredibly spacious home benefits from a non-estate location, a large extension and with yet further potential if desired, a stunning open plan kitchen/dining room with roof lantern, 3 double bedrooms, a refitted en-suite and bathroom, and an extensive plot of quarter of an acre, overlooking fields to the rear.

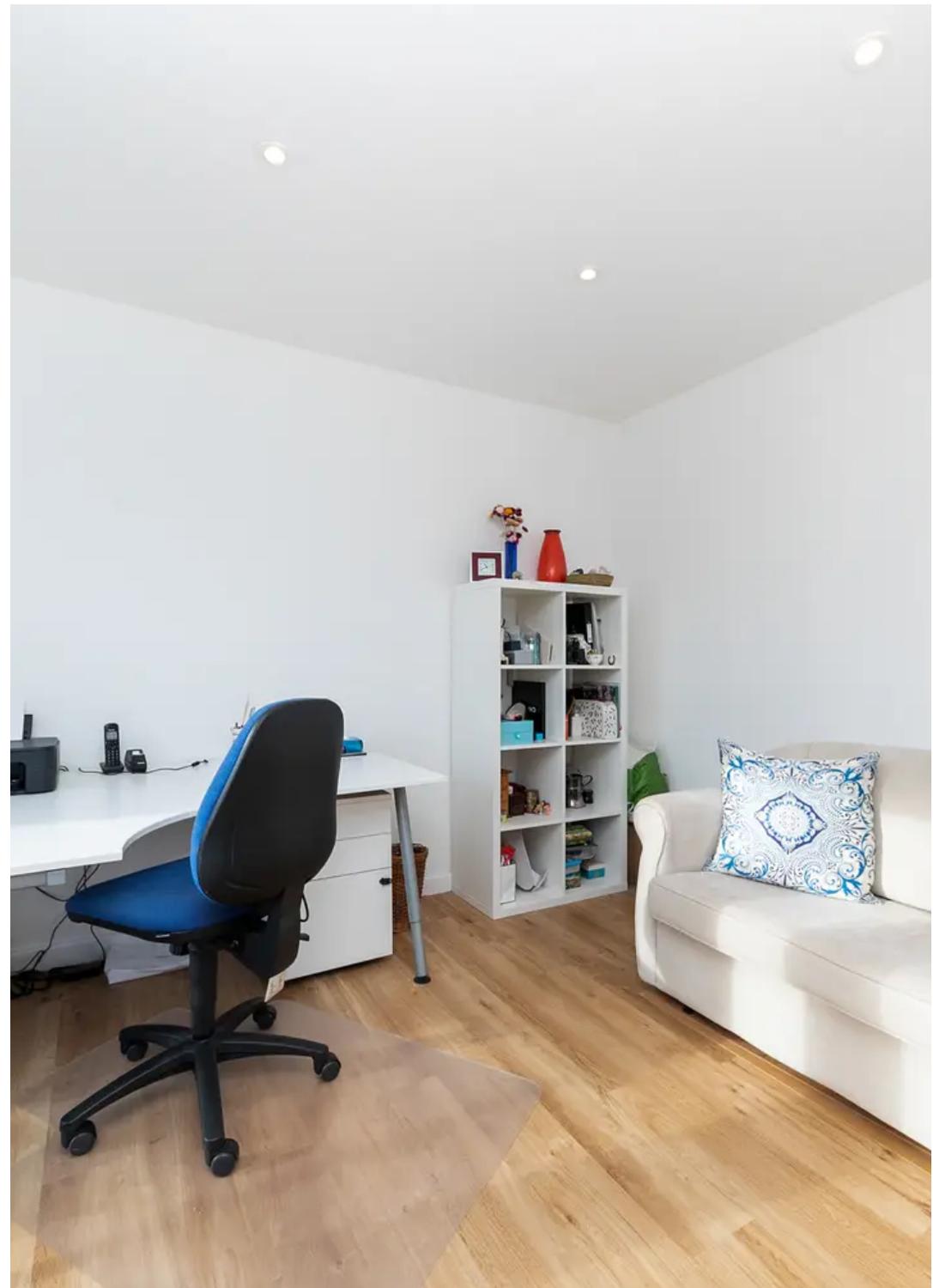
On approach, this lovely property enjoys a private and well-tended front garden with mature hedgerows and shrubs, an L-shaped driveway with space for multiple vehicles, and access to an integrated garage. The porchway is bright with a large window to the front aspect and a door through to the entrance hallway that takes you through to the entire ground floor.

The sitting room is a lovely bright space with a large bay window, parquet wood flooring, an ornamental fireplace, and lots of space for a variety of furniture. Through double sliding doors, you reach the stunning open plan kitchen and dining area which is part of a large extension.

This space streams in light through double French doors leading to the rear garden, and a large roof lantern above. The kitchen comprises many white base and wall units, a curved island with breakfast bar, grey worktops, and integrated appliances, including fridge/freezer, double oven, induction hob, extractor fan, dishwasher and inset spotlights. The dining area is perfect for a large dining table, chairs and further furniture, and the utility room is fitted with matching kitchen units, enjoying space for a washing machine and tumble dryer, and providing access to both the garage and side of the bungalow.

From the kitchen/diner, there is a door through to a large bright study with French doors to the rear garden, as well as another door through to the sleeping quarters of the property. This lovely home boasts 3 large double bedrooms and a refitted family bathroom, comprising a walk-in glass double shower, bath, WC, hand washbasin, vanity unit and heated towel rail.

- Extended Detached Bungalow
- Further Potential For Development If Desired
- Generous Plot Approaching Quarter Of An Acre
- Non Estate With Field Views





The master suite in particular is a very generous size and enjoys glorious garden views through the large window to the rear aspect. It benefits from triple integrated wardrobes and a refitted en-suite, comprising a shower, WC, hand washbasin, vanity unit and heated towel rail.

Outside to the rear garden, this lovely home is blessed with a truly wonderful garden, with beautiful views over the fields. It is mainly laid to lawn with mature hedgerows, trees, shrubbery, plants, and flower borders. There is a large paved patio area that leads through the double folding doors to the kitchen and is the perfect suntrap. There is ample space for garden/dining furniture, perfect for entertaining guests or having family meals during summer, as well as a good-sized shed, a summerhouse, a pond, a raised bed vegetable patch, and a large greenhouse.

Contact Ensum Brown today to arrange your private viewing appointment.

#### **Location - Barrington**

Barrington is a quintessentially English parish village in South Cambridgeshire, 7 miles south-west of the city of Cambridge and 9 miles from the market town of Royston. It is a designated Conservation area, with the centre of the village boasting one of the longest village greens in the country. The green is surrounded by houses of varied architectural styles including many thatched cottages.

All Saints Church is a Grade I listed building, dating back to the 13th century, and is at the heart of the village, holding regular services, as well as activities for children. The village boasts a pub called The Royal Oak, offering a wonderful family-friendly atmosphere, good food and drink, community events, and a wonderful aspect overlooking the green. There is a Post Office/shop and a primary school which is one of the last thatched schools in the country.

Barrington village hall hosts many events, and there are various groups and clubs, including Bowls, Cricket, Football, Beavers/Cubs, Bellringing, Karate, and much more. There really is something for everyone, with a zip wire, BMX trail, climbing zone, playground, and fields stretching as far as the National Trust Wimpole Estate.

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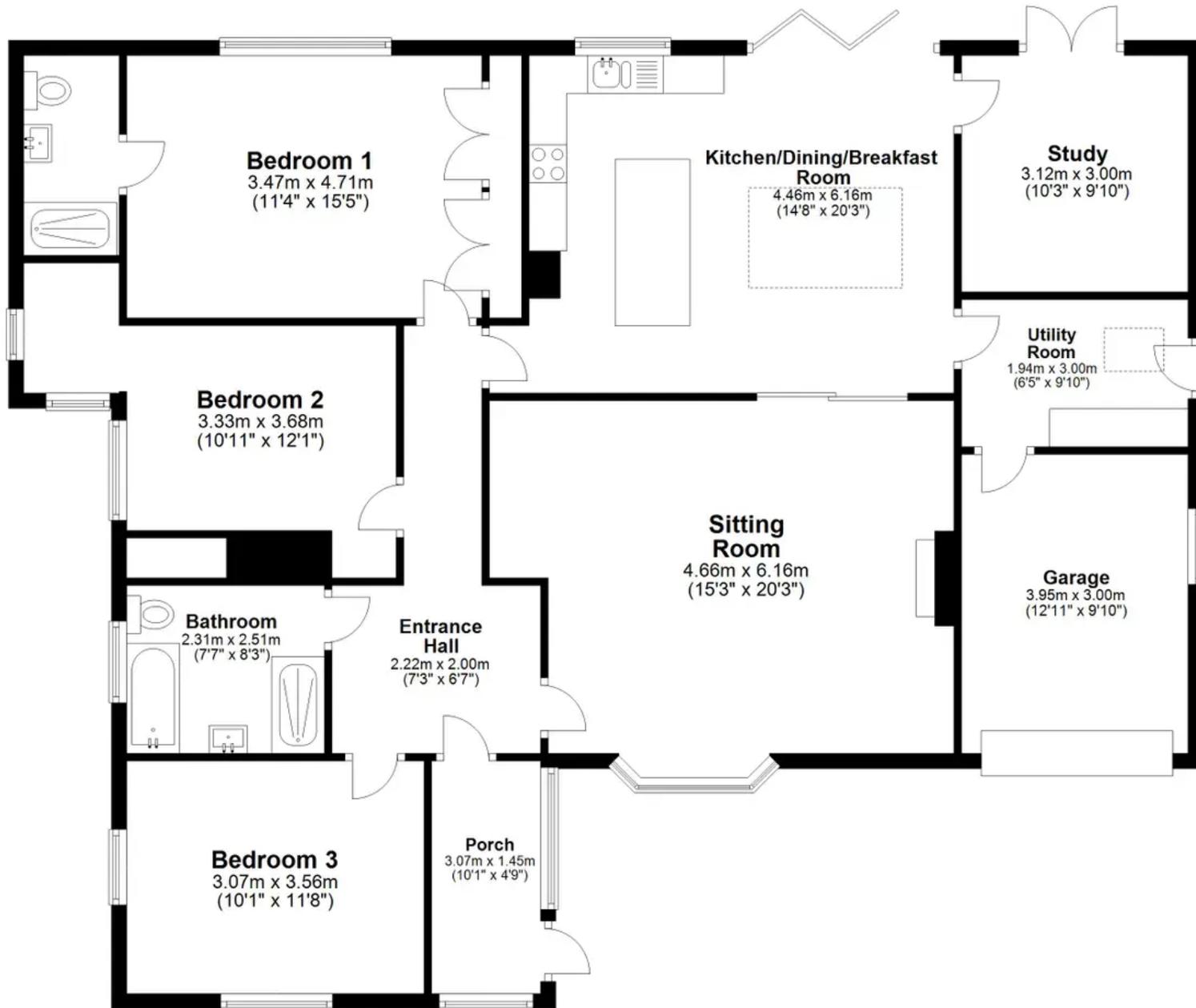






# Ground Floor

Approx. 143.1 sq. metres (1540.2 sq. feet)



Total area: approx. 143.1 sq. metres (1540.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



## Ensum Brown

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