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## HINES CLOSE, BARTON, CAMBRIDGE, CB23 7BB

- Cambridge City Centre – approx. 4 miles
- M11 (N&S) – approx. 1 mile
- Addenbrookes Hospital – approx. 6 miles

Entrance hall & cloakroom • Living room • Dining room • Study • Kitchen/breakfast room • Utility space & store rooms • Garden room with shower room & WC • Large principal bedroom • Two double bedrooms • One single bedroom • Bathroom • Double garage & ample parking • Secluded gardens with superb views • Heated swimming pool • EPC rating F

### DESCRIPTION

Built in the 1960s, the property has been a much-loved family home for the last 45 years. The house is extremely well-laid out with well-balanced accommodation extending to nearly 2500sqft, set out over two floors. It is well-presented throughout and boasts excellent levels of natural light.

The ground floor comprises a large, welcoming reception hall with parquet flooring, a cloakroom, a study and an attractive open plan reception room offering living sitting area focussed around an open fireplace, leading through to the dining room with a bay window overlooking the garden. The kitchen/breakfast room leads through the utility space and the garage. There is also a bright garden room, with sliding doors to both the rear garden on one side and a fully enclosed heated swimming pool on the other along with a useful shower room and cloakroom.

On the first floor is a very good size, double aspect principal bedroom, with fitted wardrobes, as well as two further double bedrooms, both with fitted wardrobes, a single bedroom and a large bathroom. All the rooms to the rear have exceptional and far-reaching views across the neighbouring farmland.

**SUBSTANTIAL MODERN FAMILY HOME OCCUPYING A DELIGHTFUL POSITION CLOSE TO THE CENTRE OF ONE OF CAMBRIDGESHIRE'S MOST DESIRABLE VILLAGES.**





## OUTSIDE

3 Hines Close is set well back from the main road, separated from it by an open green space which is jointly owned in Trust with the neighbouring properties. The house itself is further set back with an area of lawn to the front providing privacy from the close. The property is approached over a gravelled driveway providing parking for a number of cars and giving access to the garage and car port. There are lawned gardens to the front with established flower and shrub beds and borders. A timber gate leads through the walled swimming pool area and rear garden. The delightfully secluded rear gardens are mainly laid to lawn with mature trees, hedging and shrub planting. There is a large, paved terrace to the back of the house, ideal for al-fresco dining and entertaining, taking full advantage of the wonderful country views across the fields behind the house.

## 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 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 District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



## Hines Close

Approximate Gross Internal Area = 2497 sq ft / 232 sq m  
(Including Garage)



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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