



**BARRINGTON ROAD**  
Foxton

**Carter Jonas**



## BARRINGTON ROAD, FOXTON, CAMBRIDGE, CB22 6SJ

- Foxton Railway Station – approx. 0.25 miles
- Cambridge – approx. 8 miles
- Royston – approx. 6 miles
- M11 (Junction 11 N&S) – approx. 4 miles

Large sitting room • Superb kitchen/breakfast/diner • Utility room & boot room • Study • Playroom • Cloakroom • 4 Bedrooms • 3 Bathrooms • Gardens extending to approx.1 acre • Accommodation extending to nearly 2700sq.ft • EPC rating D

### DESCRIPTION

Westview is a substantial four bedroom edge-of-village property occupying a exceptional plot between the highly regarded villages of Foxton and Barrington. Since purchasing the property in 2014, the current owners have carried out an extensive programme of remodelling and renovation to produce a beautifully presented, modern family home with superb and versatile accommodation of around 2700sq.ft.

The living space is free-flowing with an open-plan feel to it whilst offering separate work and recreational spaces focussed around a stunning kitchen/breakfast diner and accessed via wide hallways, all added to the feeling and light and space. There is also large reception room along with a study, playroom/snug/tv area, a useful boot room and a utility. Three of the double bedrooms are on the ground floor, adding to the flexible use of this impressive home, along with two well-fitted bathrooms with a fourth bedroom and bathroom on the first floor. A viewing of this attractive and unusual property is highly recommended.

**A RARE OPPORTUNITY TO PURCHASE A LOVELY, CONTEMPORARY HOME SITUATED ON AN UNUSUALLY LARGE PLOT OF AROUND AN ACRE, OFFERING HUGE POTENTIAL, WITH LOVELY OPEN VIEWS AND EASY ACCESS TO MAINLINE RAILWAY STATION.**





## OUTSIDE

The property is approached over an extensive driveway providing ample secure parking for numerous cars. There is gated gravelled parking and turning areas to the front and a brick paved driveway at the side leads down to the garden and grounds at the back. The front gardens are pleasantly planted and laid to lawn whilst the rear gardens provide the perfect secluded and safe outside space for pets and children. This lawned area is separated from the grounds to the rear by mature hedging but could easily be opened up to combine the two parts. There are some garages (currently used for storage) and a mobile unit (with power, phone line and plumbing) currently sitting on the land at the back and this was previously used as a commercial yard. This area has its own gated access and could be used independently for a number of uses including equestrian.

## LOCATION

Westview is located on the edge of the popular village of Foxton, situated just 8 miles south-west of Cambridge. There are good local amenities in the village including a shop/post office, public house, primary school and church. The property also has the benefit of a mainline railway station to London Kings Cross and Cambridge within walking distance. Faster and more regular services are available from Royston to Kings Cross (from 37 mins). For the road commuter there is access to the A10 leading to the M11, A505 and A1. For the secondary schooling, Foxton is within the catchment of Melbourn Village College. The market town of Royston provides more extensive amenities including a Tesco superstore. The property is also within each reach of the lovely village of Barrington with its renowned public house, excellent village shop and riverside walks.

## AGENTS NOTE

The land to the rear of the property offers superb potential and has previously been used for commercial use. The sellers have applied an overage clause regarding future development on the land at the back of the house.



## Barrington Road

Approximate Gross Internal Area = 2676 sq ft / 248.6 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 2683 sq ft / 249.3 sq m

Reduced headroom below 1.5m / 5'0"



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>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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