



**RHEE MEADOWS**  
Barrington

**Carter Jonas**

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## **RHEE MEADOWS, BARRINGTON, CAMBRIDGE, CB22 7GA**

- Cambridge - approx. 8 miles
- Royston - approx. 6 miles
- Shepreth Railway Station - approx. 0.75 miles

Galleried reception hall • Stunning open-plan kitchen/ breakfast/dining room • Sitting room with free-standing wood burner • Study/playroom/snug • Second home office • Utility room, walk-in pantry & separate cloakroom • Principal bedroom suite with dressing room & bathroom • Four further first floor bedrooms & two bath/shower rooms • Second floor bedroom/ games/tv room • Gardens & grounds extending to around 1.2 acres • Ample parking & double garage • Kitchen/vegetable gardens & greenhouse • South facing paved terrace • Timber outbuilding • River frontage • EPC rating B

### **DESCRIPTION**

Built by highly-regarded local developers, Camstead Homes, around 27 years ago, Almaden House forms part of an exclusive cul-de-sac of just five substantial and individual detached homes situated just off the village green and backing onto the River Cam. Since purchasing the property in 2013 the current owners have carried out an exceptional programme of extension and renovation to create the most wonderful, contemporary village home with around 5,400sqft of beautifully finished and stylish accommodation. No stone has been left unturned in terms of the finish throughout including underfloor heating to the ground floor, triple glazed windows and sliding patio doors, glazed galleried landing, external and internal insulation, a stunning fully fitted kitchen, and free-standing wood burner in the sitting room.

## **A TRULY SUPERB SIX BEDROOM DETACHED HOME OCCUPYING A WONDERFUL 1.2 ACRE PLOT WITH RIVER FRONTAGE OFFERING AROUND 5400SQFT OF STUNNING AND HIGH-SPECIFICATION ACCOMMODATION**





The living space is largely open plan but with the benefit of being able to close off the reception rooms as required and care has been taken to maximise the position and outlook with an emphasis on light and space. The stunning kitchen/breakfast/dining room looks down the garden and opens to the terrace making the perfect place for entertaining etc. The kitchen is fitted with high-quality appliances including fridge and freezer, dishwasher, three ovens and an induction hob. There is also a fantastic walk-in pantry and a large utility room.

On the first floor are five bedrooms (one currently used as an office) including a principal bedroom suite with dressing room and en-suite bathroom with double sinks. Two further bathrooms finish off the first floor.

On the second floor is a sixth bedroom, with excellent range of fitted cupboards, shelving and drawers which could also be used as an additional playroom/home office or teenagers' tv/games room

Houses of this exceptional calibre, unrivalled specification, exceptional location and outstanding attention to detail are rarely seen coming to the market. Viewing is highly recommended.

#### **OUTSIDE**

The property occupies a tucked away position in the premium position of this quiet cul-de-sac. Sharing its access with the other four properties, it has its own private brick paved driveway with space for at least four cars with access to the double garage. There is a paddock to the front of house enclosed by post and rail fencing. To the rear of the property are extensive, south facing lawned gardens with a large paved patio running across the back of the house, accessed from both the sitting room and the kitchen/dining room. A paved path leads down the garden to the kitchen garden, with raised vegetable beds, and the beautiful timber greenhouse. There is also a useful outbuilding (with wi-fi, water and electricity), currently used for storage but would make a great home office/studio etc. A further gate leads through to the meadow and the river bank. There is a lovely decked area overlooking the water and meadows beyond. The gardens have an irrigation system throughout. In all around 1.2 acres.





## LOCATION

Barrington is a quintessential and highly regarded English village with, reputedly, the biggest village green in the country. The High Street and West Green runs through the middle of the green and is flanked by a wealth of delightful period homes and cottages. Within the village itself is a popular and well-frequented public house, an excellent village store with post office and an excellent primary school. Secondary schooling is available at Melbourn Village College or the many private schools in Cambridge. Further and more varied amenities are available in Melbourn, Haslingfield and Harston. For the commuter, there are railway stations in the neighbouring villages of Shepreth and Foxton (both within cycling distance). The market town of Royston offers further shopping as well as a railway station offering a non-stop regular rail service into London's Kings Cross (approx. 47 mins). The location also has very good access to major road networks including the M11, A1 and Stansted Airport.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity drainage and water. Oil fired central heating. Solar panels with heat recovery system. Electric vehicle charging point.

**Local Authority:** South Cambridgeshire District Council

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

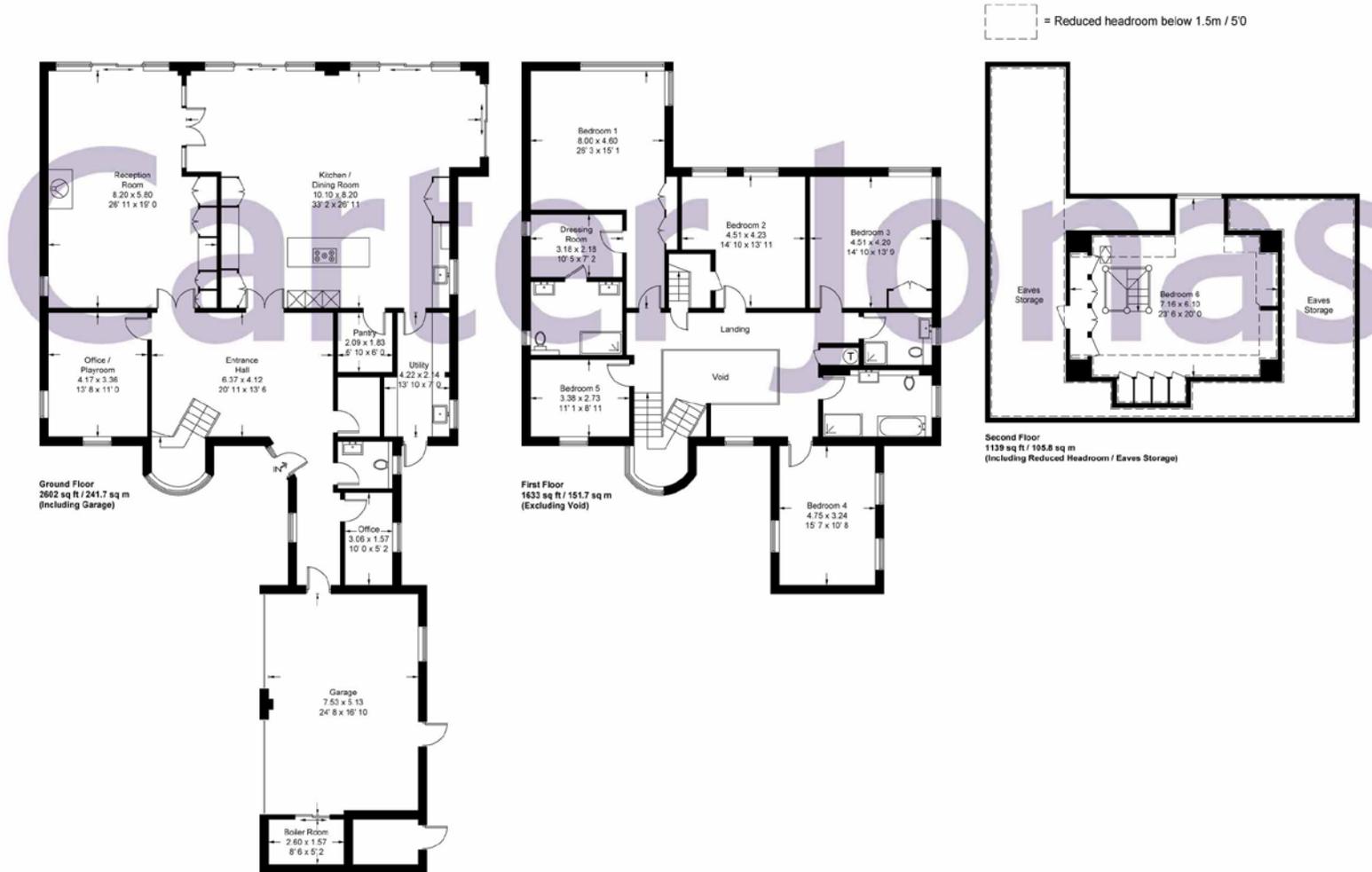


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>91</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Rhee Meadows

Approximate Gross Internal Area = 4657 sq ft / 432.6 sq m  
 (Excluding Reduced Headroom / Eaves Storage / Void)  
 Reduced Headroom / Eaves Storage = 717 sq ft / 66.6 sq m  
 Store = 39 sq ft / 3.6 sq m  
 Total = 5413 sq ft / 502.8 sq m



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.



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