



**SHEPRETH ROAD, BARRINGTON, CB22**

Guide Price: £450,000

**Carter Jonas**



# SHEPRETH ROAD, BARRINGTON, CB22

## The Plot

The plot is located on the outskirts of the sought after village of Barrington. The plot extends to circa 0.5 acres and will be accessed via its own private driveway.

## Location

Barrington is a quintessential English village with, reputedly, the biggest village green in the country. The High Street 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. The University City of Cambridge is approximately 7 miles away where you will find extensive shopping and is home to Cambridge Science Park, Addenbrooke's Hospital and Bio Medical Campus.

Further and more varied amenities are available in Melbourn, Haslingfield and Harston. For the commuter, there are railway stations in neighbouring 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.

## Planning

Planning in Principle under REF: 24/01901/PIP has been granted to build a 1.5 Storey dwelling with a footprint of 125m2 and a double garage.



Viewing strictly by appointment via Carter Jonas New Homes. A copy of the Design Guide is available on request.

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