

# THE WANT HOUSE, HIGH STREET BARKWAY

  
BIDWELLS





An outstanding period house in the much sought after historic village of Barkway.

Royston 5 miles (London's Kings Cross 40 minutes), Saffron Walden 13 miles, Cambridge 19 miles, Buntingford 7.5 miles. All distances and times are approximate.

### Property Summary

Gross internal floor area 3,122 sq ft (290 sq m)

- Ground Floor: Hall, Cloakroom, Sitting Room, Dining Room, Drawing Room, Family Room, Kitchen/Breakfast Room, Utility Room.
- First Floor: 5 Bedrooms, 2 Bathrooms (1 En Suite).
- Outside: Off Road Parking, Attractive West Facing Gardens

In all 0.45 acres (0.184 hectares)

**THE WANT HOUSE,  
106 HIGH STREET,  
BARKWAY, ROYSTON,  
HERTFORDSHIRE, SG8 8EG**





## Description

The Want House is a charming, detached Grade II listed village house believed to date from the early 16th century and is built with brick elevations under tiled roofs. The property has been beautifully renovated and extended in recent years to create a fine period home, mixing the original features of exposed timbers, fireplaces and deep skirtings with a modern kitchen/breakfast room and newly fitted bathrooms. The result is well proportioned and versatile accommodation extending to an impressive 3,122 sq ft (290 sq m).



## Outside

Set back from the road, electrically operated gates to the side open on to a gravelled area providing off road parking for a number of vehicles.

The west facing gardens, enclosed by fencing and mature hedging, are a particularly attractive feature of the property and are mainly laid to lawn with central avenue of trees, variety of shrubs and timber outbuildings. A paved terrace adjoins the rear elevation providing a delightful area for entertaining.





## Property Highlights

- Excellent Kitchen/Breakfast Room 38'11 x 13' (11.85m x 3.97m) with large central island, granite work surface, oak wall and base cabinets, 4 oven gas fired Aga and dishwasher.
- Charming well proportioned Drawing Room with oak wooden flooring, wood burning stove and French doors to rear garden.
- Many fine period features including exposed timbers, open fireplaces and deep skirtings.
- 3 further Reception Rooms including Family Room, Dining Room, and Sitting Room.
- 5 double Bedrooms including large Master Bedroom with newly re-fitted En Suite Bathroom.
- Re-fitted Family Bathroom with separate shower and bath.
- Gas fired central heating.
- Attractive west facing gardens approaching half an acre.



Gross Internal Area 290 m<sup>2</sup> ( 3122 ft<sup>2</sup>)

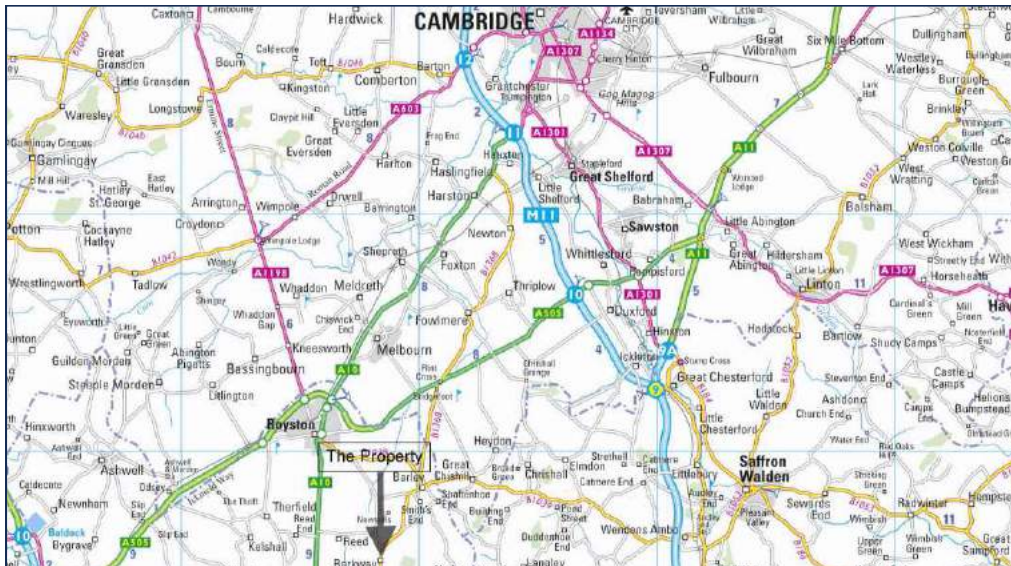
Walls are somewhat irregular, therefore dimensions shown should be considered to be a general guide only.

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



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## Location

The Want House is situated on the High Street of Barkway on the south side of this pretty village which is characterised by a number of period houses. The village is surrounded by particularly attractive undulating countryside and is well placed for commuters with access to London via the A10, A505 and M11. It also has excellent railway links with nearby stations at either Royston (Kings Cross 40 minutes) and Audley End (London's Liverpool Street 58 minutes).

Local facilities within the village include a primary school and public house. Royston (about 5 miles) provides a large supermarket whilst the market town of Saffron Walden (about 13 miles) provides more comprehensive shopping facilities. The University City of Cambridge is 15 miles to the north where further excellent shopping, schooling and cultural amenities are available.

## Viewing

By prior telephone appointment with Bidwells  
01223 841842

## Enquiries

**Robert Couch**  
01223 559367  
robert.couch@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge,  
CB2 9SU

## Additional Information

### Local Authority

North Hertfordshire District  
Council  
01462 474000

### Outgoings

Tax Band: G  
Tax Payable 2018/2019:  
£3,006.15

### Services

All mains services are  
connected to the property.

### Tenure & Possession

The property is for sale  
freehold with vacant  
possession on completion.

### Fixtures & Fittings

All items normally designated  
as tenant's fixtures and  
fittings are expressly  
excluded from the sale.

### Health & Safety

Please ensure that you take  
due care when inspecting  
any property.