



The Beech is a superb 4 bedroom home, with two ensuite bedrooms, fabulous kitchen/dining/family room, garage and drive. Providing a total size of 1,686 sq ft on lovely plots, these are well laid out family homes.

In brief

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.

PLOT 12, THE BEECH, BIRCH MEADOW, BARKWAY
GUIDE PRICE £674,950

Property Summary

- Ground Floor: Entrance Hall, Kitchen/Dining/Family Room, Living Room, Study, Utility Room, Cloakroom.
- First Floor: Master Bedroom with En Suite Shower Room, 3 Further Bedrooms, One with En Suite Shower Room, Family Bathroom.

Gross Internal Area: 1,686 sq ft / 156 sq m

Situation

This small, quiet development is ideally located lying approximately 5 miles south-east of Royston and around 15 miles from central Cambridge.

Barkway is an attractive village with several 15th and 16th Century properties, many of which are typical 'chocolate box' properties with thatched roofs. The High Street plays an important part of the village – being the old London to Cambridge coaching route.

The village is well served with its own amenities including an infants' school, pub, recreation ground with children's play area and football pitch, golf course and a number of social

organisations.

Nearby, secondary schooling is available in Royston including at The Greneway School or Meridian School. Barkway is popular with commuting into Cambridge to benefit from the private schooling on the south side.

Description

The Beech is a superb double fronted 4 bedroom detached family home in this sought after location. This lovely home provides 1,686 sq ft of accommodation over 2 floors. With a lovely ground floor layout of a welcoming entrance hall with lounge to one side and study at the front, and to the rear is a fabulous kitchen/dining/family room with two pairs of bi-fold doors to the rear garden. There is a separate utility from the kitchen with door to the side.

On the first floor area 4 generous bedrooms – the master bedroom with built in wardrobe and en suite shower room, bedroom 2 also with en suite shower room and there is a further family bathroom for bedrooms 3 and 4.

Outside this home has a single garage with 2

parking spaces and a lovely east facing rear garden.

Situated in Barkway this exciting collection of 3, 4 and 5 bedroom homes offer modern living in an historic village setting. Luxury details are found around every corner, complemented by modern features including sustainable lighting and underfloor heating. Individually designed kitchens provide unique character and are brimming with high quality integrated features. Exterior features include well-presented landscaped front gardens and turfed rear gardens, perfect for entertaining.

Outside

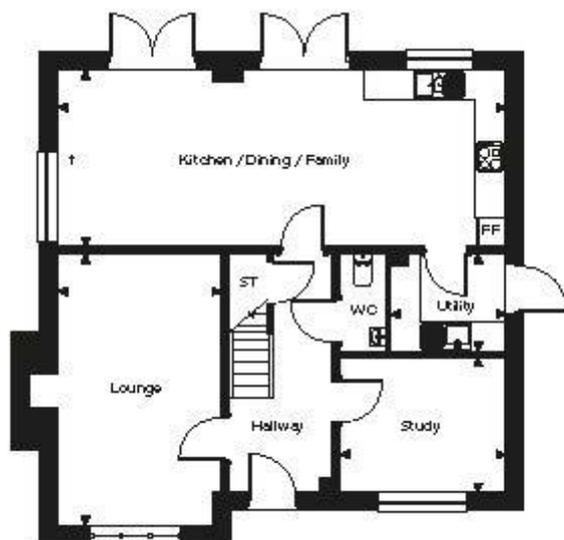
The gardens are laid to turf with patio areas and fencing surrounding the gardens. Each of The Beech house types benefit from a garage and driveway parking.

Interior photographs are of the Cedar show home and are indicative only.

Property Highlights

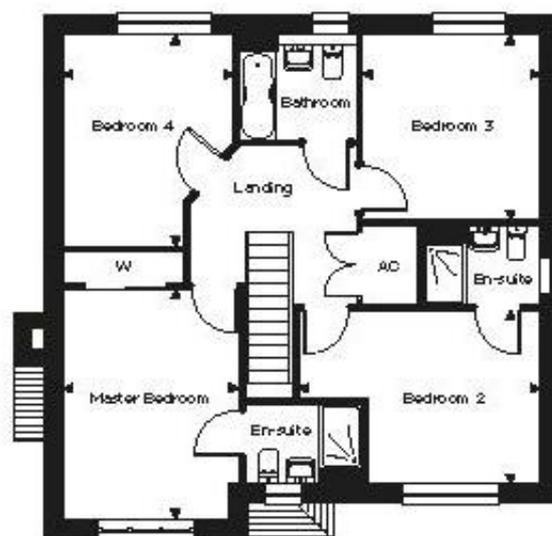
- Individually designed British manufactured contemporary kitchen units
- Stone worktop with upstand
- Bosch integrated double oven, gas hob with stainless steel splashback, fridge/freezer and dishwasher.
- Integrated extractor hood
- Ceramic floor tiles to kitchen/dining
- Contemporary white sanitaryware, bath with glass screen and high level shower head on wall riser to family bathroom
- Shower enclosure with glass screen and concealed high level shower head to en suite
- Underfloor heating to ground floor and thermostatically controlled radiators to the first floor served by gas fired boiler
- High performance white PVCu double glazed windows with chrome ironmongery
- Bespoke fitted wardrobe to master bedroom
- Landscaping to front garden
- External light to front door, wiring only to rear doors
- Turfed rear garden enclosed by wooden close board fencing and patio.
- PVCu French doors, rear entrance door and garage personnel door with chrome ironmongery
- Metal up and over garage door
- Power and light provided to garage
- Electric vehicle charging point
- Every property at Birch Meadow benefits from a 10 year structural LABC Warranty.





Ground floor

Lounge	5.47m x 3.27m	17'11" x 10'9"
Kitchen / Dining / Family	8.96m x 3.57m	29'5" x 11'8"
Study	3.31m x 2.73m	10'10" x 8'11"
Utility	2.31m x 1.97m	7'7" x 6'5"



First floor

Master Bedroom	4.37m x 3.31m	14'4" x 10'10"
Bedroom 2	4.55m x 3.29m	14'11" x 10'9"
Bedroom 3	3.52m x 3.35m	11'7" x 10'12"
Bedroom 4	4.02m x 3.21m	13'2" x 10'6"

Key: Denotes where measurements have been taken. Garage position may differ according to each plot. Please speak to Sales Advisor for exact details.
 ST - Store FF - Fridge/Freezer AC - Airing Cupboard W - Wardrobe WC - Water Closet. CGTs are indicative only. * Denotes handed plot

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Cambridge New Homes
cambridgenewhomes@bidwells.co.uk

Stonecross, Trumpington High Street,
Cambridge, CB2 9SU

Additional Information

Services

Mains water, electricity, gas and drainage are connected.

Local Authorities

North Hertfordshire District Council

Fixtures & Fittings

All items normally designated as tenants' fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Tenure & Possession

The property is for sale freehold with vacant possession on completion

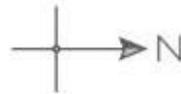
Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property and all viewings are to be strictly by appointment with Bidwells.

Energy Performance Rating - TBC

Key:

-  The Beech
Plots 1, 10 & 12
-  The Cedar
Plots 2, 5 & 6
-  The Willow
Plot 7
-  The Sycamore
Plots 8, 9 & 11
-  Shared Ownership



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