



The Sycamore is a superb 5 bedroom detached family home offering 2101 sq ft of accommodation set over 2 floors and with a garage and driveway parking in this quiet village to the south of Cambridge.

**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 8 THE SYCAMORE, BIRCH MEADOW, BARKWAY,  
SG8 8BS**

**GUIDE PRICE : £799,950**

## 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, 4 Further Bedrooms, One with En Suite Shower Room, Family Bathroom.

Gross Internal Area: 2,101 sq ft / 195 sq m

## Description

The Sycamore is a superb family home offering traditional accommodation set over two floors.

This home provides an ideal mix to suit busy families with having a dedicated study on the ground floor, so not having to compromise on bedroom space for the working from home option.

There is also a separate living room to the front of the home and the rear of the ground floor opens to a superb kitchen/breakfast/family room all of which come off an attractive entrance hall and stairwell.

The first floor have the 5 bedrooms – the

master bedroom has a built in wardrobe and en suite, bedroom 2 also having the benefit of an en suite and a further 3 bedrooms with additional bathroom.

## Situation

This stunning 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 a number of 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.

## Outside

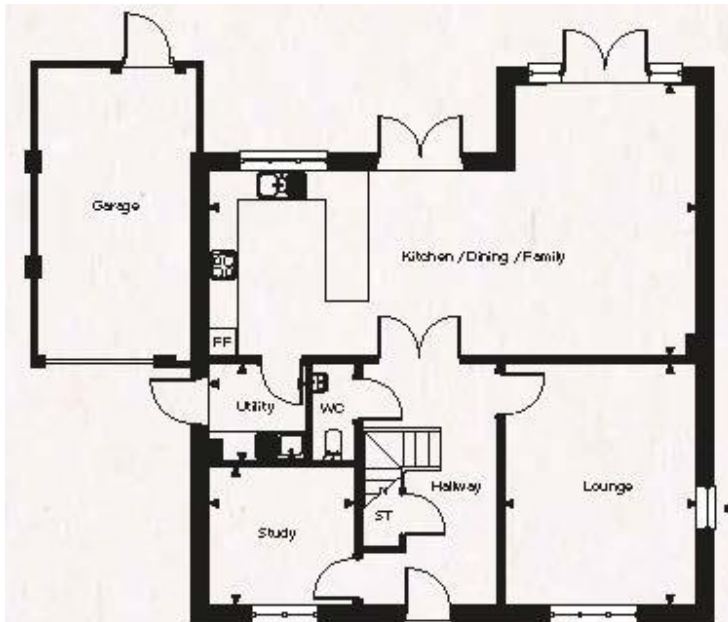
This lovely home has a superb garden which is laid to turf and has a southerly aspect. The front of the property has been landscaped and the driveway is attractive block paving.

Birch Meadows is a small development of just 12 lovely homes, in a quiet location towards the end of the village.

## Property Highlights

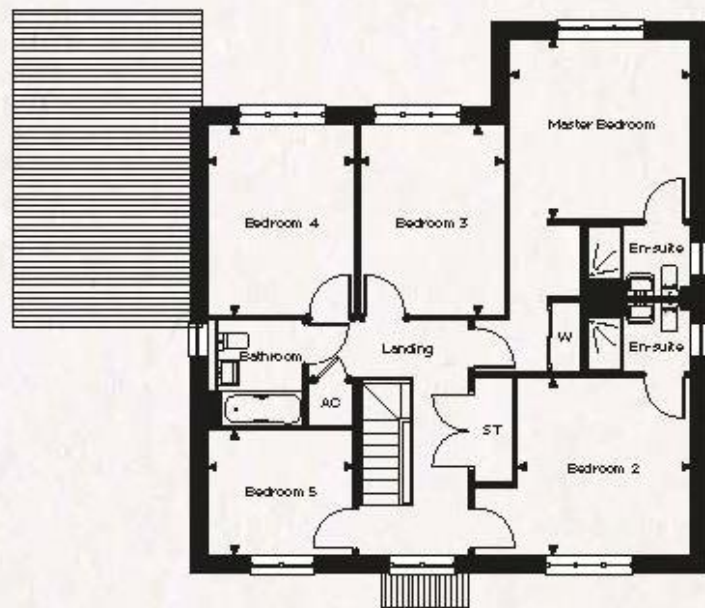
- Individually designed British manufactured contemporary kitchen units
- Stone worktop with upstand
- Bosch integrated double oven, gas hob with stainless steel splashback, fridge/freezer and dishwasher.
- Integrated extractor hood
- Ceramic floor tiles to kitchen/dining
- Contemporary white sanitaryware, 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                    | 4.97m x 3.98m  | 16'4" x 13'1" |
| Kitchen / Dining / Family | 10.09m x 5.64m | 33'2" x 18'6" |
| Study                     | 3.01m x 2.85m  | 9'11" x 9'4"  |
| Utility                   | 2.03m x 2.03m  | 6'8" x 6'8"   |



### First floor

|                |               |                |
|----------------|---------------|----------------|
| Master Bedroom | 3.78m x 3.76m | 12'5" x 12'4"  |
| Bedroom 2      | 4.52m x 3.70m | 14'10" x 12'1" |
| Bedroom 3      | 3.96m x 3.03m | 13'0" x 9'11"  |
| Bedroom 4      | 3.96m x 3.07m | 13'0" x 10'1"  |
| Bedroom 5      | 3.05m x 2.60m | 10'0" x 8'6"   |

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

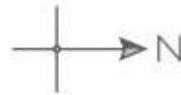
#### Health & Safety

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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