



- SOLD PRIOR TO FULL MARKETING
- Exceptional Detached Home
- Non Estate Popular Village Location
- Approaching 3000sq ft Of Accommodation
- 5 Reception Rooms
- Cloakroom & Utility Room
- 5 Well Proportioned Bedrooms
- 2 En-Suites & Family Bathroom
- Generous Endosed Garden

HIGH STREET, BARLEY

🛏️ 5 🚗 3 🛋️ 5 EPC 61

SOLD PRIOR TO FULL MARKETING! Ensum Brown are delighted to have sold this exception 5 bedroom detached home, located on a good plot in a non estate location in the popular village of Barley. Exceptional accommodation approaching 3000sq ft, with double garage and driveway parking.

GUIDE PRICE
£950,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTON WISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	



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PROPERTY INSIGHT

SOLD PRIOR TO FULL MARKETING!

Ensum Brown are delighted to offer for sale this exceptional detached home, located on a good sized plot in a non-estate location in the popular village of Barley. Rarely do such homes come on the market as good as this one. Having been updated in recent years this offers both rooms that can be shut off or a great sense of modern open plan living that is often desired. Completed to an excellent standard throughout you could certainly move straight in and not have to spend a penny.

The ground floor living space is quite exceptional and very flexible in the way it is used dependent on your needs. The accommodation comprises of a generous entrance hall, study, playroom, large square lounge with double doors to the rear garden and double doors to the sitting room. The sitting room also forms part of an open plan kitchen and dining room. This is a great space to spend the whole day as a family and of course entertaining. Off the rear you have a conservatory overlooking the rear garden. Completing the ground floor is a cloakroom and large utility/laundry room.

Going to the first floor this home continues to impress. Off the landing, you have five well-proportioned bedrooms and certainly no box room. Many of the bedrooms have fitted wardrobes and the master bedroom also includes a re-fitted en-suite shower room. In addition, you have a re-fitted shower room on the guest bedroom and a further re-fitted family bathroom.

Outside, this property is a great reflection on the size of the property itself. To the front you have a double garage with power and light connected, eaves storage and with twin timber doors. To the rear you have an excellent sized rear garden that benefits from a high degree of privacy. Mainly laid to lawn with mature trees and hedging. There is a large, paved patio area and access to the side to the front of the property.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

LOCATION - BARLEY

If you don't know the village of Barley, then whilst your viewing this stunning home take a look around. Unlike most villages, you have plenty of amenities including a post office, garage, well supported town hall, stunning village church, riding school, village shop, primary school, recreation ground and two village pubs. Worth a special mention is the 'Fox & Hounds', a recently renovated pub and restaurant that people come from miles around to visit that has already been nominated for a Michelin star and voted in the top 50 gastropubs in the country. You are surrounded by beautiful countryside though you are perfectly located for national road and rail networks, ideal if you are a commuter. Royston station is just a 10-15 minute drive away with a regular train service to London Kings Cross. You are close to the M11, A14, A10 and A1, along with just a half an hour drive from Stansted airport. Barley is within an easy drive of the towns of Royston, Saffron Walden or the university city of Cambridge.

VIEWINGS - COVID-19

****VIEWINGS ARE STILL PERMITTED DURING CURRENT 2021 LOCKDOWN RESTRICTIONS****

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out or in the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!

