



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



15 Barley Road, Great Chishill

Royston, SG8 8SB

A well presented cottage with a wealth of period features and charm, located in the popular village of Great Chishill.

Guide Price £410,000

- Semi-detached cottage with a wealth of period features and charm
- Driveway parking and garage
- Feature fireplaces with wood burners
- Patio garden
- Idyllic village location
- EPC rating G



15 Barley Road is a well-presented semi-detached cottage with a wealth of period features and charm, located in the popular village of Great Chishill.

ACCOMODATION

DINING ROOM 14'0 x 13'1 (4.26m x 3.98m)

With window to dual side aspects, tiled flooring and feature brick fireplace with wood burning stove and opening to:

KITCHEN 6'0 x 11'2 (1.84m x 3.40m)

With a window to front aspect, a range of base and eye level cupboards with wood effect worksurfaces over, inset butler sink, gas oven with 4 ring gas hob and extractor over, wine fridge, tiled flooring and door to:

UTILITY ROOM 5'7 x 4'10 (1.70m x 1.48m)

With window to side aspect, space and plumbing for washing machine and fridge freezer and wall mounted boiler.

LOUNGE 14'4 x 12'8 (4.38m x 3.86m)

With window to front and rear aspect, feature inglenook fireplace with wood burning stove, stairs rising to the first floor and door to

BEDROOM 1 13'0 x 12'4 (3.96m x 3.76m)

With window to front and rear aspect

BATHROOM

With window to side aspect, low level WC, pedal hand wash basin, panelled bath with shower over and tiled flooring and partially tiled walls.

FIRST FLOOR

Stairs leading into;

BEDROOM 3 14'1 x 8'3 (4.30m x 2.52m)

With Velux window to side aspect and feature chimney breast and door to;

BEDROOM 2 13'7 x 8'3 (4.14m x 2.52m)

With Velux window to side aspect and window to front aspect.

OUTSIDE

With raised patio and small laid to lawn area, gravelled driveway and garage

GARAGE 17'3 x 9'11 (5.26m x 3.02m)

Single detached garage with window and door to side aspect and electricity connected. Driveway for 2 vehicles in front.

LOCATION

The picturesque village of Great Chishill lies 8 miles west of Saffron Walden and 5 miles east of the market town of Royston. It has a church, popular Public House The Pheasant and has commanding views over the surrounding countryside. For the commuter Audley End Station provides a regular service to London's Liverpool Street in approximately 55 minutes and Royston to Kings Cross in approximately 35 minutes, both of which are approximately 6 miles from the village. The University City of Cambridge is just 15 miles to the north.

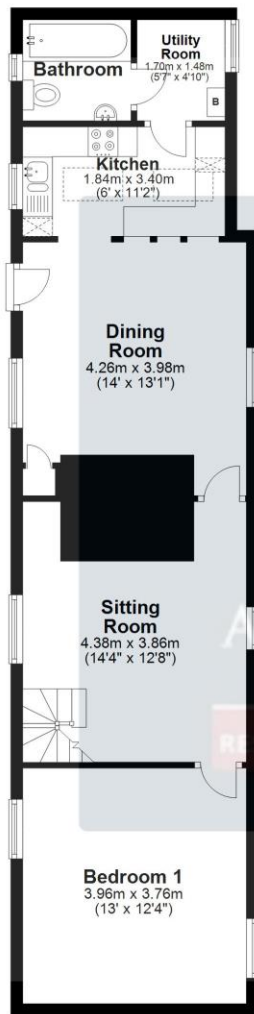
SERVICES

With all mains services connected.



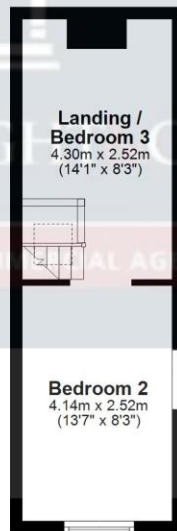
Ground Floor

Approx. 62.2 sq. metres (669.7 sq. feet)



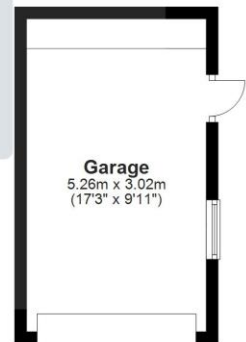
First Floor

Approx. 21.5 sq. metres (231.6 sq. feet)



Outbuilding

Approx. 15.9 sq. metres (171.0 sq. feet)



Total area: approx. 99.6 sq. metres (1072.4 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 56 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 8 G | |

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

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