Apple Grove House
Cambridge Road | Barkway | SG8 8BP
Guide Price: £950,000
A superb newly constructed barn style detached home built to an extremely high specification, situated on the edge of the popular village of Barkway.

**Accommodation**

Apple Grove House is situated in this exclusive and attractive development of just four executive homes built by well regarded local family builders to an exceptional standard throughout. Set in this highly desirable village location, the property is approached via a long private driveway and occupies a pleasant corner plot enjoying an excellent degree of privacy, surrounded by natural hedging and mature trees.

The spacious property provides modern light and airy accommodation finished to a high level of specification. The flexible accommodation is suitable for all modern day needs, including a bedroom on the ground floor. There is a large entrance which provides a wonderful feeling of space as you enter the property and in total there is 2260 sq ft of accommodation.

A particular feature of this stunning family home is the open plan kitchen/breakfast and dining room which provides a wonderful entertaining space. The kitchen area is finished to an exceptional standard with handmade bespoke cabinets, quartz work tops and a range of high specification NEFF appliances. Further accommodation on the ground floor includes a study, living room, cloakroom and utility room. The master bedroom on the ground floor includes a dressing area, with luxury en-suite facilities. On the first floor, there are 3 further double bedrooms, a guest room with en-suite and a family bathroom.

The property benefits from solid oak doors and flooring, limestone tiling, bi-fold doors bringing the outside in, and integrated NEFF appliances. The high energy efficiency building methods, combined with the natural flint finish by more traditional hand craftsmen give a superb combination of a modern home that fits into the established natural surroundings.

**Outside**

The property is accessed via a private drive supplying access to these four exclusive properties. The home occupies a generous corner plot which benefits from a well proportioned landscaped garden with a high degree of privacy, a double garage and further parking.

**Features**

- New build home
- Exclusive development of just 4 properties
- Individual design & build
- High specification throughout
- Detached home of 2260 sq ft
- 3 reception rooms, 4 double bedrooms, 3 bathrooms

**Location**

Barkway is a popular village to the South East of the market town of Royston. This pretty village, with a delightful mix of predominantly period properties, is excellently located close to the A10 providing access to both London and Cambridge. Local facilities include a public house and a garage with a local shop/post office in nearby Barley together with another pub/restaurant. Shopping facilities for everyday needs are found in Royston, including a large Tesco supermarket. The medieval market town of Saffron Walden also provides excellent shopping facilities including a Waitrose supermarket.

A mainline railway station is available at Royston with commuter services to London's Kings Cross (approximately 38 minutes). The high-tech University City of Cambridge is 15 miles to the north, where there are excellent shopping, schooling, recreational and cultural facilities. There is a Church of England school in the village with an attached nursery and a further well regarded primary school in the next village, Barley. Independent schooling is available in Cambridge, Saffron Walden & Bishops Stortford.

**Council Tax Band:** tbc  
**EPC:** Band B  
**Services:** All mains services are connected  
**Local Authority:** North Herts
The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.