



**BARTON ROAD**  
Newnham

**Carter Jonas**



## BARTON ROAD, NEWNHAM, CAMBRIDGE, CB3 9LG

- Cambridge City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 1.5 miles
- M11 (Junction 12 N&S) - approx. 1.5 miles

Large reception hall • Open-plan sitting room & dining room • Study/playroom/family room • Kitchen/breakfast room • Utility room & downstairs cloakroom • 6 Bedrooms • 3 Bath/shower rooms • Delightful, secluded gardens • Detached single garage & off-street parking for 1 car • Residents' on-street parking • EPC rating E

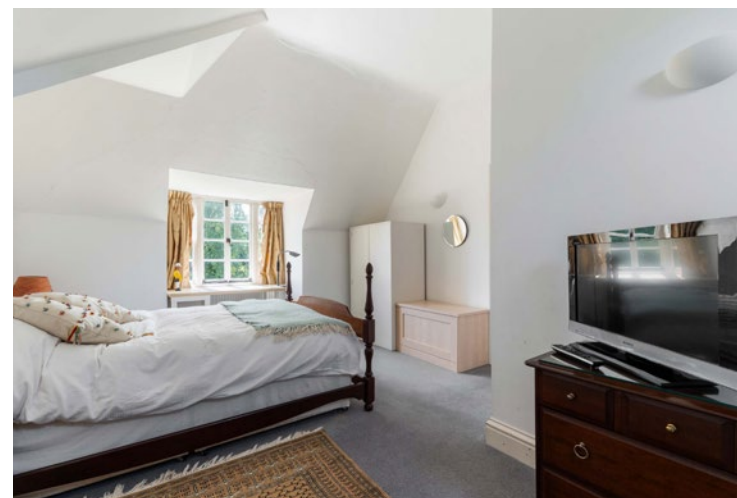
### DESCRIPTION

Designed by well-known local architect, Morley Horder, in the late 1920s, 39 Barton Road is a hugely appealing and rarely available period home situated in a popular residential area towards the edge of the city. The house boasts some wonderful character features, reflective of the era, including parquet flooring, Art Deco fireplaces, attractive architraving and picture windows. On the ground floor is a large reception hall leading through to the lovely open plan reception room with two fireplaces (both fitted with coal-effect gas fires and two doors to the verandah and garden. The kitchen/breakfast room is well-fitted with a good range of wall and base units, 5 burner gas hob, fan oven and combi oven and breakfast bar. The kitchen also has a door to the garden, providing easy access for outdoor dining on the terrace. The ground floor is completed by a versatile study, a utility room and a cloakroom. Stairs rise from the reception hall to the first floor and a lift in the corner of the study also provides access to the first floor but could easily be removed if not needed.

**IMPOSING AND HUGELY CHARACTERFUL, ARCHITECT DESIGNED 1920'S SIX BEDROOM HOME IN ONE OF THE CITY'S MOST SOUGHT-AFTER RESIDENTIAL AREAS.**











On the first floor are three bedrooms including a bright and spacious principal suite with fitted wardrobes, en-suite shower room and door to the pretty balcony. There is also a modern family bathroom. Two of these bedrooms have feature fireplaces.

On the second floor are three further bedrooms, another bathroom and a small shelved storage room

Viewing of this beautiful and unusual property is highly recommended.

### OUTSIDE

The property is set nicely back from the road behind a paved garden to the front bordered on two sides by maturely planted raised beds. The garden is fronted by attractive wrought iron fencing with a double pedestrian gate and provides ample space for useful bin and bicycle storage. The house is shielded from the road by lovely mature trees including a stunning magnolia. The wonderfully secluded mature gardens to the rear are south-facing and mainly laid to lawn with well-stocked beds and borders and established trees. There is a lovely, covered verandah with a balcony above, providing the most perfect places for al-fresco dining, entertaining and relaxation. There is a detached single garage (accessed from Kings Road) and off-street parking for one car. There is also residents and pay-and-display parking in the immediate area.

### LOCATION


39 Barton Road is situated in Newnham, one of the most popular residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, post office, pharmacy, public house and butchers. For schooling, there is an excellent primary area in the immediate vicinity with further primary and secondary options in the area. The well renowned Hills Road Sixth Form College is within easy cycling distance. The city centre, colleges and various University department can be reached by foot or bicycle with wonderful riverside walks along The Backs and Grantchester Meadows. For those needing to commute, there is easy access to the mainline railway station and Junction 12 of the M11.

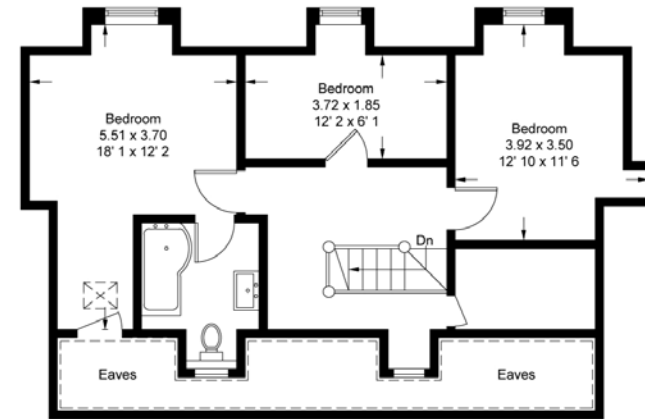


# Barton Road

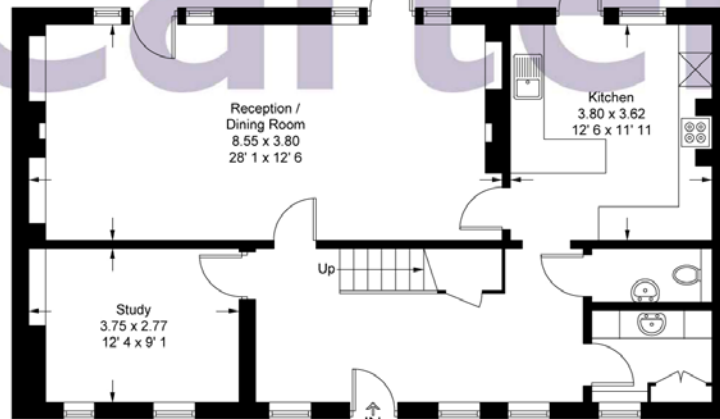
Approximate Gross Internal Area = 2384 sq ft / 221.5 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 104 sq ft / 9.7 sq m  
Total = 2488 sq ft / 231.2 sq m



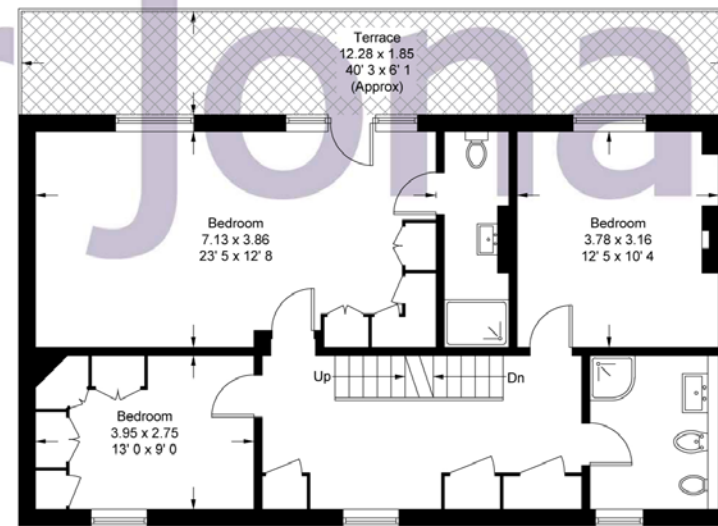
 = Reduced headroom below 1.5m / 5'0



**Second Floor**  
708 sq ft / 65.8 sq m  
(Including Reduced Headroom / Eaves)



**Ground Floor**  
892 sq ft / 82.9 sq m



**First Floor**  
888 sq ft / 82.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

#### IMPORTANT INFORMATION

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