

# Back Lane

Barrington, Cambridge



# An Exceptional Family Residence of Distinction offering approximately 6,500 sq.ft. of luxurious living space

Cambridge 8 miles. Foxton Train Station 1.4 miles. Stansted Airport 30 miles  
(All distances are approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Family room | Living room | Kitchen | Pantry | Cinema/Games room | Utility/Boot room  
Plant room | Shower room | Five bedrooms, four with en suite bathrooms and one with dressing room

**First Floor:** Landing | Study | Snug | Play room | Eaves storage

### Gardens & Grounds

Studio with bathroom | Car port



## Situation

(Distances and times are approximate)

Barrington is a charming, picturesque village with local facilities, including a primary and nursery school, village hall, general store, post office, recreation ground, a 13th-century church, and a public house/restaurant, The Royal Oak, which overlooks the green.



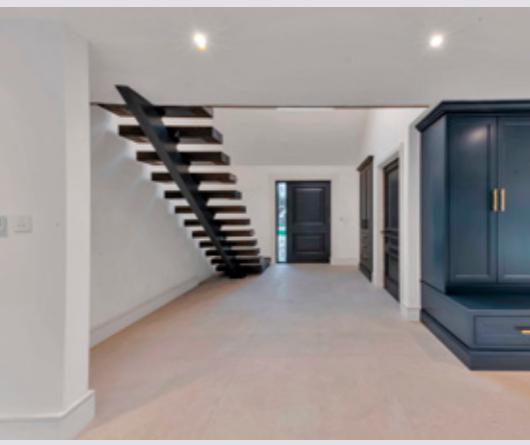
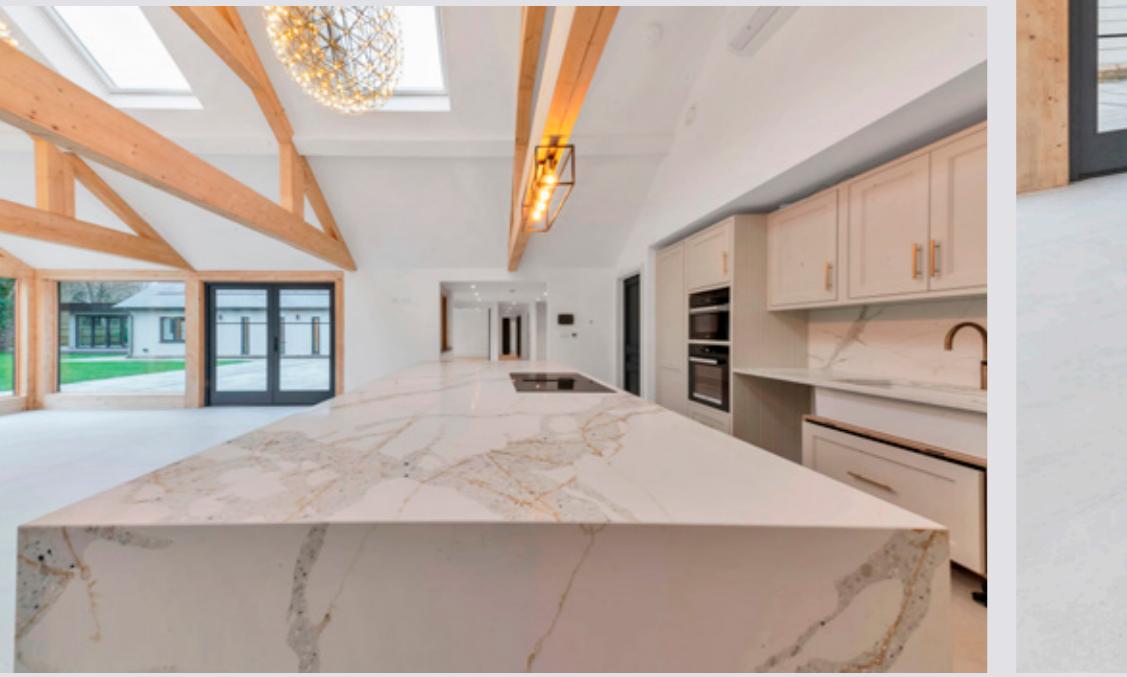
The historic city of Cambridge lies approximately 7 miles to the south-west, providing a excellent range of shopping facilities and recreational and cultural amenities.



Rail services to London and Cambridge are available from Sibbertoft (approx. 1 mile) and Royston (approx. 7.5 miles).



The A10 and M11 provide excellent road links to Stansted Airport and the M25.

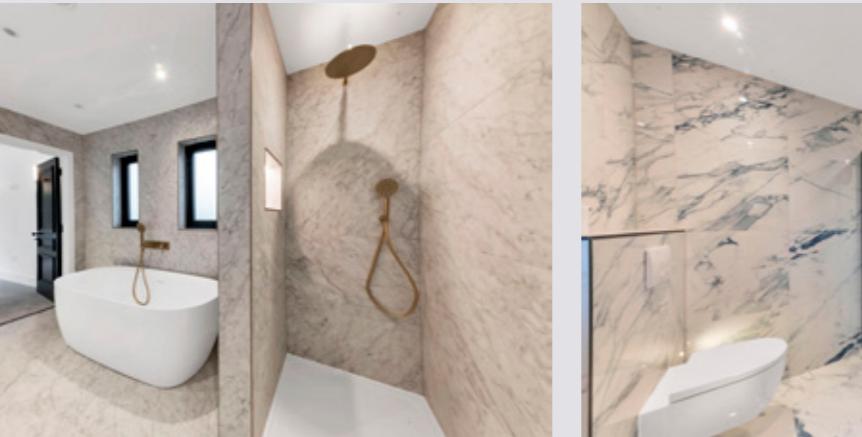


## The Property

7 Back Lane is a stunning detached residence set within mature, beautifully landscaped gardens in one of the most sought-after villages to the south-west of the city. This eye-catching property has been meticulously designed and built to exacting standards, offering over 6,500 sq ft of versatile, high-specification accommodation across two thought-provoking floors. The sheer attention to detail and quality craftsmanship are evident from the moment you step inside, with handcrafted doors, windows, and cabinetry ensuring a bespoke finish. Designed for family living, the property features underfloor heating powered by an air source heat pump, an MVR system for clear air circulation, built-in speakers, intercom security, and air conditioning for year-round comfort.

The main hallway features limestone flooring and a floating staircase with a glass balustrade, creating a striking first impression. French doors and windows overlooking the gardens are a prominent feature in the living room and the reception room with natural light. The handcrafted kitchen, measuring 32ft by 21ft, has a vaulted ceiling with exposed oak rafters and is equipped with Miele appliances, a large island with stone worktops, and a hidden walk-in larder. The flow of limestone flooring continues seamlessly into this space, creating an environment for family life and entertaining, with large-framed doors and windows to the rear elevation. A plan room and utility area houses the battery storage system for the property's solar panels, aiding to the home's energy efficiency. A substantial cinema/gaming room with feature doors offers the perfect retreat.

The bedrooms are located in the west wing, with the principal bedroom featuring a dressing room, panoramic views over the rear garden, and a luxurious en suite bathroom with both a shower and freestanding bath. There are four additional double bedrooms, two with en-suites and two sharing a luxury shower room. Each bedroom has bespoke handmade wardrobes. The first floor offers an additional 1,250 sq.ft. of flexible living space, providing the versatility to adapt to the needs of any discerning buyer.



## Outside

Set at the head of Back Lane, the property is approached via a gated entrance with wrought iron fencing and brick pillars, leading to a ample driveway and a cart-lodge-style double garage. The rear gardens feature extensive paved entertaining areas, outdoor lighting, and a mature lawn area with a scattering of mature trees. A newly constructed detached studio provides an ideal work-from-home solution, complete with a kitchen, shower room, and a decked terrace overlooking the garden.

## Property Information

**Tenure:** Freehold.

**Services:** Mains electricity, water and drainage. Air source heat pump.

**Local Authority:** Cambridge City Council

**Council Tax Band:** F

**EPC:** B/C

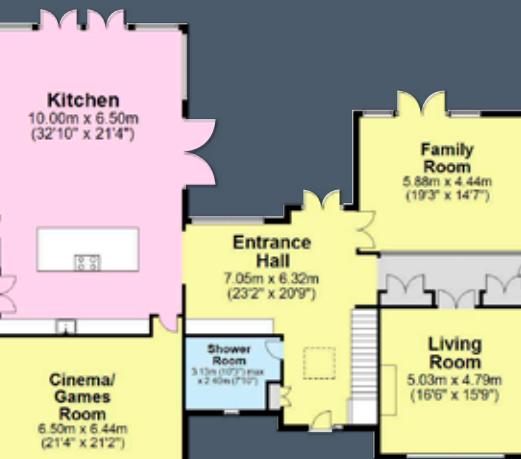
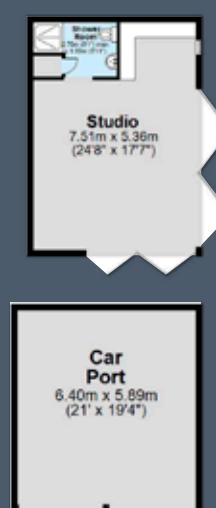
**Postcode:** CB2 7RF

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

## Approximate Gross Internal Floor Area

Total Area: 609 sq.m / 6,555.5 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**

FORA

20 Station Road

Cambridge

CB1 2JD

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Michael Houlden**

012 239 72910

[michael.houlden@knightfrank.com](mailto:michael.houlden@knightfrank.com)

**Edward Welton**

020 786 11114

[edward.welton@knightfrank.com](mailto:edward.welton@knightfrank.com)

**Rose Lawson**

020 364 07032

[rose.lawson@knightfrank.com](mailto:rose.lawson@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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