Shepreth Road

Designed and built in the late 1960s, this wonderful five-bedroom house retains many original mid-century features, complemented by an enriching contemporary renovation and modern detailing. Located on the western fringe of Barrington, a village in south Cambridgeshire, the expansive internal living spaces unfold over a single storey of approximately 2,215 sq ft. Overlooking beautiful open countryside are lovely gardens and dining terraces; there is a generous provision of off-street parking. Cambridge and Royston are seven miles away, with rail connections to London King’s Cross in around 60 and 40 minutes, respectively.

The Tour
The house is set back from the road by a large private driveway. Its unassuming front façade of white render, pale blue horizontal boarding and black-framed glazing belies the capacious and perfectly considered living spaces.
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Sensitively decorated using a neutral material palette, rooms are bathed in natural light, which enters through glazed doors, tall windows and skylights. The atmosphere is calm, and there is a sense of constant communication with the gardens and far-reaching countryside vistas beyond.

Entry to the house is to the soaring hallway, replete with handy storage cupboard. Five-finger parquet flooring connects this space with the living room. Arranged in a free-flowing layout, there are areas to gather by the warming wood-burning stove and places to enjoy a peaceful retreat. Light floods in via floor-to-ceiling doors that open to the creatively laid out, west-facing courtyard gardens beyond. Full of colourful and fragrant planting, these are lovely spots to enjoy evening drinks.

An inner hallway, lined with shelving and with light holes overhead, leads to a modern kitchen and dining room. The generous provision of simple cabinetry topped with a white worktop is perfectly designed to suit the needs of everyday family life and easy entertaining. Awash with sunlight and with compelling views of the garden and distant landscape, glazed doors open from here to a variety of dining terrace options; wonderful spaces for barbecues or sundowners around the firepit.

The main bedroom sits at the front of the house. Oak flooring runs underfoot, and large, pale-hued cork tiles artfully line the walls. There is a large walk-in dressing area and an en suite shower room with a neutral colour palette and skylight.

Three further bedrooms lie at the rear of the plan, all with a peaceful aesthetic. An excellent level of light is welcomed into each through long picture windows that frame verdant garden and courtyard views. Sitting centrally is the family bathroom, a bright and airy room with modern white and chrome fittings.

The design of the fifth bedroom makes clever use of its high ceiling. Currently, there are spaces to lounge, study and, on a mezzanine platform, sleep. The room has its own en suite shower, huge amounts of storage and wonderful dual-aspect views. This flexible accommodation is in a private location on the plan and offers potential as a self-contained annexe.

Completing the layout is a well-fitted boot room with direct courtyard access and an additional WC.

The house has an air source heat pump, and solar panels.

Outdoor Space
Unfolding from the dining area, the rear garden receives copious amounts of sunshine throughout the day. It stretches to the surrounding farmland with a seemingly limitless horizon. It feels wonderfully secluded, care of surrounding mature broad-leafed trees, and attracts a variety of birds and local wildlife.

East Anglia
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The layout is beautifully conceived, with several sociable spots to relax, rest or play. Slate paths interconnect borders of perennial planting, adding colour and texture, and there is a central lawn edged in low box hedging. A patio area opens directly from the kitchen/dining room; the perfect spot for alfresco entertaining. A second seating area at the boundary, clad in cedar shingles, has a firepit and makes a warming resting place to watch incredible big East Anglia sunsets.

Tucked to one side, and flowing from the living space, is a landscaped courtyard garden, a sheltered nook for morning coffee and evening sundowners. There is a small greenhouse, a garden shed and a trellised bench seat wrapped in climbing roses; there is also a chicken run.

The Area

Barrington is a pretty, traditional village surrounded by beautiful Cambridgeshire countryside and farmland. It has an expansive green, stretching 22 acres, thought to be the longest in England. The village has a convenient shop with an on-site post office. The Royal Oak pub is a quintessential local and a brilliant place to enjoy a pint. The area has an abundance of green spaces, perfect for walking and cycling, particularly around the nearby Wimpole Estate.

Slightly further afield, The Plough at Shepreth is a great spot to enjoy an evening of live music over a glass of locally brewed ale. Bury Lane Farm Shop has a café, garden centre and children’s play barn and hosts a butcher, fishmonger and deli. Burwash Manor, a 15-minute drive, is a great place to shop at independent retailers and Provenance Kitchen at nearby Whittlesford has a friendly atmosphere. Cambridge is only seven miles north-east.

The area is well catered for in terms of schooling. There is a well-regarded village primary school and a nearby secondary in Melbourn. The village also lies within the catchment zone for the excellent Hills Road Sixth Form College.

The M11, offering connections to the M25 and A14, is five miles east. Rail services run from Foxton and Shepreth, two miles south, as well as from Cambridge and Royston, with connections to London King’s Cross in around 60 and 40 minutes, respectively. Whittlesford runs services to London Liverpool Street in around 80 minutes. International air travel is available at Stansted Airport in about 30 minutes and Luton in about 45 minutes.

Council Tax Band: E
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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