



The Hectare, Great Shelford, CB22 5UT

CHEFFINS

The Hectare

Great Shelford,
CB22 5UT

A most impressive and substantial detached residence extending to about 2400 sqft with versatile and well proportioned accommodation over three floors including high specification kitchen/breakfast room, in this highly sought after prestigious development forming part of this most desirable and well served village just a couple of miles south of the city most conveniently placed for efficient transport links, including cycle paths to Addenbrookes Campus, railway and major road links.

5 4 2

Guide Price £1,250,000





LOCATION

Great Shelford is an extremely sought-after village located a couple of miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

COVERED ENTRANCE

with outside light, timber panelled entrance door with frosted glazed panes leading into:

RECEPTION HALLWAY

staircase rising to the first floor with natural timber handrail, newel post and spindles with understairs storage cupboard, coved ceiling, radiator, and double glazed window to the front.

CLOAKROOM

fitted with white suite comprising low level w.c., pedestal wash hand basin with tiling to splashbacks, tiled floor, radiator, coved ceiling, double glazed and frosted window to the side.

LIVING ROOM

approached via twin glazed doors from reception hallway, feature fireplace with granite hearth and slips, stone mantel and surround fitted with gas fire, coved ceiling, a pair of radiators, double glazed window to the side and rear and twin double glazed doors leading out to the garden.

SNUG/STUDY

coved ceiling, radiator, double glazed window to the side.

DINING ROOM

with coved ceiling, radiator, double glazed window to the front.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with high quality soft close cupboards and drawers with oak working surfaces with tiling to splashbacks, fitted one and a half bowl Blanco sink unit with drinking water tap, range of fitted Miele appliances including warming drawer, electric fan oven, and microwave combination oven, induction hob with extractor hood above, fitted and concealed fridge/freezer, concealed dishwasher, coved ceiling, tiled floor, radiator, double glazed windows to the rear, twin double glazed doors leading out to the garden.

UTILITY/BOOT ROOM

fitted with matching cupboards to kitchen with working surfaces with inset single drainer stainless steel sink unit, plumbing and space for automatic washing machine, space for tumble dryer, walk-in pantry cupboard, tiled floor, radiator, panelled door to outside with double glazed pane, personal door through to Garage.

INTEGRAL DOUBLE GARAGE

with a pair of up and over doors to the front, power and light connected.

ON THE FIRST FLOOR

LANDING

staircase rising to the second floor, natural timber handrail, newel post and spindles, airing cupboard housing insulated hot water tank and slatted shelving, coved ceiling, radiator, double glazed window to the front.

BEDROOM 1

with coved ceiling, range of fitted wardrobe cupboards, a pair of radiators and a pair of double glazed windows to the front.

ENSUITE SHOWER ROOM

fitted with three piece suite comprising tiled shower with glazed screen, low level w.c., pedestal wash hand basin, part tiled walls, tiled floor, radiator, coved ceiling, extractor fan, double glazed and frosted window to the side.

BEDROOM 2

coved ceiling, radiator, double glazed window to the rear.

ENSUITE SHOWER ROOM

fitted with three piece suite comprising tiled shower cubicle with glazed door, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, radiator, coved ceiling, extractor fan, double glazed and frosted window to the rear.

BEDROOM 4

coved ceiling, radiator, fitted wardrobe cupboard, double glazed window to the rear.

BEDROOM 3

with coved ceiling, radiator, double glazed window to the front.

FAMILY BATHROOM

fitted with three piece suite comprising panelled bath with mixer/shower, pedestal wash hand basin and low level w.c., radiator, part tiled walls, tiled floor, coved ceiling, extractor fan, double glazed and frosted window to the rear.

ON THE SECOND FLOOR

LANDING

BEDROOM 5

access to loft space, ceiling with inset downlighters, wardrobe cupboard, eaves storage cupboards, double glazed Velux windows to the front and rear.

SHOWER ROOM

three piece suite comprising shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, tiled floor, electric heater, double glazed Velux window, extractor fan.

OUTSIDE


Block paved driveway with parking for two vehicles, deep well stocked front garden with mature tree, flowering and shrub beds. Gated access to the side with outside light. Attractive landscaped gardens to the rear with large paved patio area, the remainder is laid to lawn with well stocked flowering and shrub beds, enclosed by timber fencing with decked pathway to summerhouse/storage shed and gravelled storage area to the other side of the house.

AGENTS' NOTE

At the end of the cul-de-sac is access to community gardens.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,250,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



Approximate Gross Internal Area 2367 sq ft - 219 sq m

Ground Floor Area 991 sq ft – 92 sq m

First Floor Area 1037 sq ft – 96 sq m

Second Floor Area 339 sq ft – 31 sq m

Garage Area 277 sq ft – 26 sq m

(Excluding Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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