

Westfield Road, Great Shelford, CB22 5JW

CHEFFINS

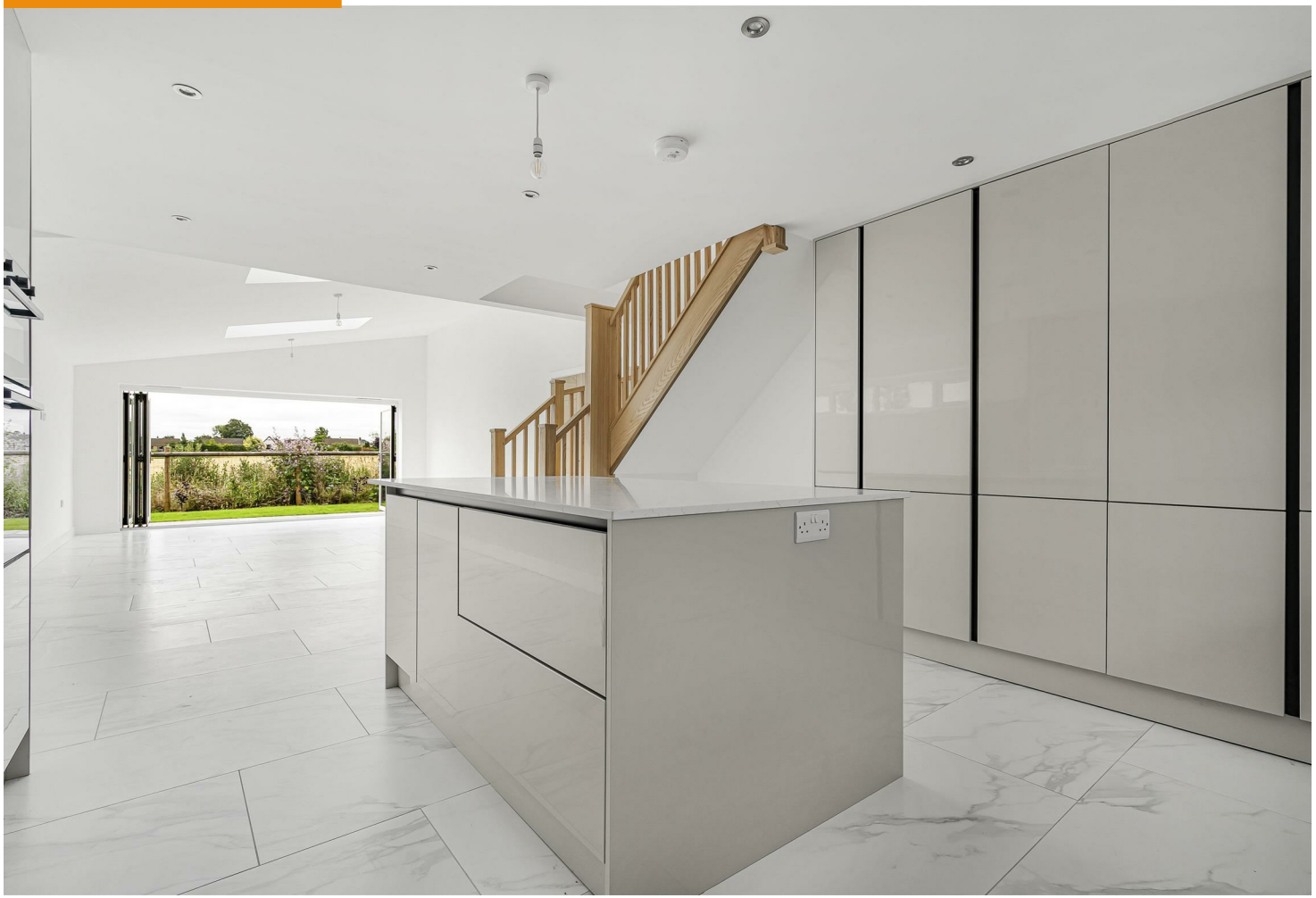
CHEFFINS

Westfield Road

Great Shelford,
CB22 5JW

4 3 2

Guide Price £1,000,000



A brand new, bespoke-built detached modern residence, offering versatile and spacious accommodation of a particularly high specification. The property incorporates a superb open-plan kitchen, living and dining room, comprehensively fitted and featuring bi-fold doors opening onto the rear garden, enjoying delightful views across adjoining open fields. This energy-efficient home has been awarded an EPC A rating and benefits from an air source heat pump, integrated solar panels together with battery storage, located within the detached double garage. The property occupies an enviable position at the end of a private driveway, shared with just one other residence, providing an excellent degree of privacy. It is also conveniently situated for access to a wide range of local amenities, including Cambridge South Railway Station, Addenbrooke's Hospital, the Biomedical Campus, and major road links.









LOCATION

Great Shelford is an extremely sought-after village located approximately 3 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 inset downlighters and an entrance door incorporating double glazed panes and a stainless steel bar handle leads into the:

RECEPTION HALLWAY
Ceiling with inset downlighters, large format tiled flooring with underfloor heating, and double glazed doors and windows to the rear enjoying delightful views over the garden and the fields beyond.

CLOAKROOM/SHOWER ROOM
Luxuriously appointed with a tiled shower enclosure incorporating glazed sliding door, drencher shower head and separate handheld shower attachment. Wall-mounted hand wash basin with mixer tap and storage drawers beneath, courtesy mirror with shaver point, low-level flush WC, heated towel radiator, tiled flooring with underfloor heating, tiled walls, extractor fan, ceiling with inset downlighters, and double glazed frosted window.

OPEN PLAN LIVING/DINING/KITCHEN

SITTING AREA
An impressive space featuring a vaulted ceiling with double glazed roof lanterns, a range of inset downlighters, large tiled flooring with underfloor heating, and twin triple glazed doors leading out to the rear garden.

KITCHEN AREA
Luxuriously appointed with a comprehensive range of soft-close, handleless cupboards and drawers complemented by quartz stone work surfaces incorporating an undermounted one-and-a-half bowl sink unit with boiling water tap and grooved drainer. An excellent range of integrated quality appliances includes a refrigerator and separate freezer, NEFF electric double oven, five-ring induction hob with brushed stainless steel and glass extractor canopy above. Breakfast cupboard with quartz stone shelf, together with a central island/breakfast bar finished with matching quartz stone work surfaces and providing additional storage cupboards and drawers beneath. Ceiling with inset downlighters, feature oak staircase rising to the first floor, double glazed windows to the front aspect, and triple glazed bi-fold doors opening onto the rear garden.

UTILITY ROOM
Square-edged working surface incorporating sink unit with mixer tap, storage cupboards, plumbing and space for automatic washing machine, and space for tumble dryer.

SITTING ROOM/BEDROOM FOUR
Ceiling with inset downlighters, large tiled flooring with underfloor heating, and twin double glazed doors leading out to the rear garden.

FIRST FLOOR

LANDING
Feature vaulted ceiling with double glazed roof lights and a range of fitted storage cupboards.

BEDROOM ONE
Radiator and double glazed window to the rear aspect.

EN-SUITE SHOWER ROOM
Comprising a large walk-in shower with glazed sliding door, drencher shower head and handheld shower attachment, hand wash basin with mixer tap and storage drawers beneath, courtesy mirror with shaver point, low-level flush WC, heated towel radiator, tiled flooring with underfloor heating, tiled walls, part vaulted ceiling with inset downlighters, extractor fan, and double glazed Velux roof window.

BEDROOM TWO
Radiator and double glazed window to the rear aspect.

BEDROOM THREE
Radiator and double glazed window to the rear aspect.

FAMILY BATHROOM
Fitted with a panelled bath incorporating glazed shower screen, wall-mounted shower controls with drencher shower head and handheld shower attachment, hand wash basin with storage drawers and mixer tap, mirror with shaver point, low-level flush WC, heated towel radiator, tiled flooring, part vaulted ceiling with inset downlighters, extractor fan, and double glazed Velux roof window.

OUTSIDE
The property is situated at the end of a gravel driveway shared with just one other property. To the front is an extensive block paved driveway together with additional gravelled parking areas, shrub beds and enclosed boundaries. There is an electric vehicle charging point, air source heat pump, and side access leading to the rear garden.

DOUBLE GARAGE
With Hormann remote-controlled door, light and power connected. Cupboard housing the pressurised hot water cylinder together with a separate cupboard containing the underfloor heating controls.

The rear garden enjoys an attractive post and rail fence boundary, affording views across the adjoining countryside.

AGENTS NOTE
The property is equipped with 10 solar photovoltaic (PV) panels together with a battery storage system. This brand new home also benefits from the remainder of a 10-year structural warranty.

Tenure - Freehold
Council Tax Band - TBA - New Builds so rates not yet confirmed
Property Type - Please refer to the description
Property Construction - Brick and Block with Tiled Roof
Number & Types of Room - Please refer to the floorplan
Square Footage - Please refer to the floorplan
Parking - Driveway and Garage

UTILITIES/SERVICES
Electric Supply - Mains Electricity
Water Supply - Mains Water
Sewerage - Mains Drainage
Heating - Air source heat pump, solar panels and underfloor heating on the ground floor
Broadband - Full fibre
Mobile Signal/Coverage - Good

Flood Risk - Very low
Rights of Way, Easements, Covenants - Please refer to land registry documents

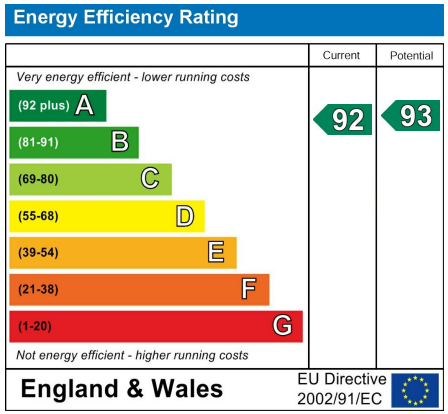








CHEFFINS











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



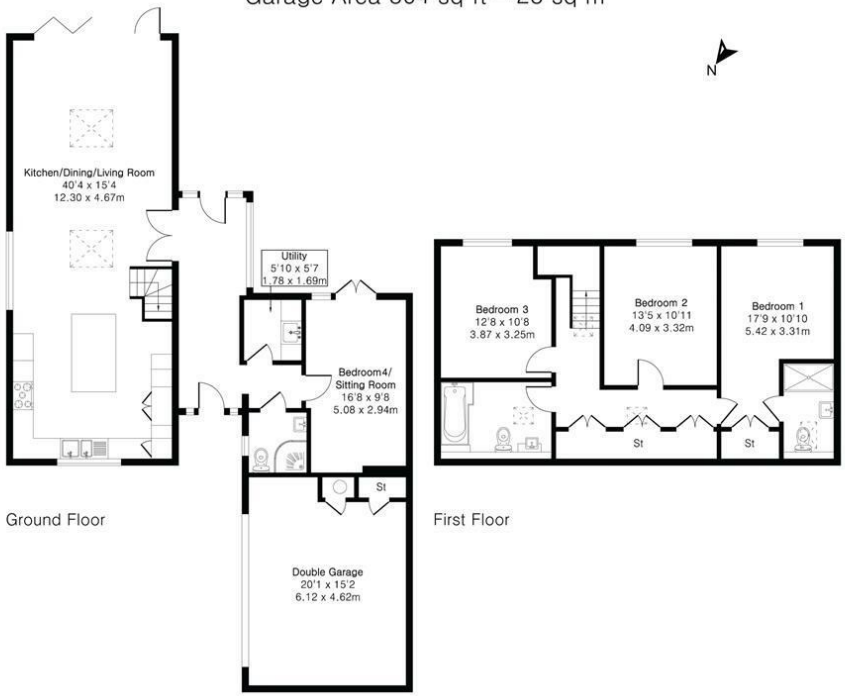






CHEFFINS

Approximate Gross Internal Area 1796 sq ft - 167 sq m
(Excluding Garage)
Ground Floor Area 1019 sq ft – 95 sq m
First Floor Area 777 sq ft – 72 sq m
Garage Area 304 sq ft – 28 sq m



PINKPLAN

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.

CHEFFINS

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.

CHEFFINS