



Woollards Lane, Cambridge, CB22 5LZ

**CHEFFINS**



## Woollards Lane

Great Shelford, Cambridge,  
CB22 5LZ

- Grade II Listed Thatched Cottage
- Modern Extensions To Create Versatile Living Accommodation
- Three/Four Bedrooms
- Two Bathrooms
- Private Rear Garden
- Detached Garage
- Chain Free
- Central Village Location

A most enchanting Grade II listed thatched cottage, beautifully extended to provide versatile and well-balanced accommodation, set within an exceptionally private rear garden that backs directly onto the village playing fields. The property further benefits from generous off-road parking and a detached garage, all occupying a prominent position in the heart of the highly sought-after and well-regarded village of Great Shelford.

3 2 2

**Guide Price £600,000**





## LOCATION

Woollards Lane sits at the very heart of Great Shelford, one of Cambridgeshire's most highly sought-after and best-served villages. The property is perfectly placed within walking distance of a wide variety of everyday amenities, including a delicatessen, bakery, butcher, pharmacy, post office, and the well-regarded Great Shelford Health Centre. A choice of cafés, independent shops, and traditional pubs contribute to the village's vibrant atmosphere, with The Plough public house being a popular local landmark offering dining and community events. Families benefit from excellent schooling, with Great Shelford Primary School in the village and Sawston Village College nearby. For commuters, Great Shelford railway station provides direct services into both Cambridge and London Liverpool Street, while the A10, M11, and A14 are all within easy reach, giving swift access to the wider region. Surrounded by picturesque countryside, the village also offers plenty of opportunity for outdoor pursuits, with the Gog Magog Hills, Wandlebury Country Park, and a network of walking and cycling routes all close at hand.



## PANELLED GLAZED ENTRANCE DOOR

leading through into:

## ENTRANCE PORCH

with tiled flooring, exposed brick walls, further panel glazing to front aspect and original timber door with knocker leading through into:

## FAMILY ROOM

with wood effect flooring, exposed original timber beams, wall mounted uplighting, radiators, built-in storage cupboards fitted with railings and shelves, panelled door opening up to an enclosed staircase to first floor accommodation, sliding door leading through into:

## KITCHEN/BREAKFAST ROOM

Kitchen area comprising of a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch electric hob with glazed splashback, concealed extractor hood above, integrated Bosch oven, space and plumbing for dishwasher, space for fridge/freezer, wood effect flooring, double panelled radiator, coved ceiling, loft access, panelled window with secondary internal glazing overlooking garden, glazed doors leading into respective rooms.

## UTILITY

comprising of a set of base mounted cupboards underneath stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, further space and plumbing for washer/dryer and other white goods, wood effect flooring, radiator, extractor fan, panelled glazed door leading out onto side aspect.

## SITTING ROOM

with radiators, double glazed window to side aspect, double glazed bi-folding doors leading out onto patio and garden.

## GROUND FLOOR BATHROOM

comprising a three piece suite with combined shower and panelled bath with hot and cold mixer bath tap, wall mounted shower head, low

level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, shaver point, wall mounted mirrored cupboard, further storage cupboard underneath wash hand basin, tiled upstand, towel rail, wood effect flooring, extractor fan, panelled window fitted with privacy glass and internal secondary glazing out onto side aspect.

## STUDY

with wood effect flooring, former fireplace with brick surround and storage cupboard beside, wall mounted Viessmann gas fired combi boiler providing hot water and heating for the property, radiator, panelled window with secondary internal glazing, original front entrance door.

## ON THE FIRST FLOOR

## SPLIT-LEVEL LANDING

with exposed timber beams, panelled doors leading into respective rooms.

## BEDROOM 1

accessed via Dressing Room, with exposed timber beams, panelled radiator, panelled window with secondary internal glazing out onto rear aspect.

## SHOWER ROOM

comprises of a two piece suite with shower cubicle with wall mounted shower head accessed via glazed sliding door, low level w.c. with hand flush, tiled surround, tiled flooring, extractor fan and lighting.

## BEDROOM 2

with exposed timber beams, panelled radiator, panelled window with secondary internal glazing out onto rear aspect.

## BEDROOM 3

with exposed timber beams, panelled radiator, panelled window with secondary internal glazing out onto front aspect.

## DRESSING AREA

with wash hand basin, separate hot and cold taps, wall mounted mirror, lighting and shaver point, storage cabinets underneath wash hand

basin, heated towel rail, exposed timber beams, radiator, panelled window with internal secondary glazing out onto front aspect with panelled door leading through into Shower Room and Bedroom 1.

## OUTSIDE


To the front the property is approached off Woollards Lane via a dropped tarmac kerb leading onto a block paved driveway with enough parking for multiple vehicles and provides access to the garage up and over door, further concrete hardstanding area surrounding the front of the property. Block paved pathway leading to the front entrance door and the front garden/driveway is enclosed via low level hedging as well as a mature tree to the front.

To the rear of the property is a private garden principally laid to lawn with a paved patio area led directly off the rear part of the property benefiting from outside power point. The main lawned area is enclosed by hedging and fencing and backs onto the central village playing field. Raised vegetable plot with the patio extending round to a side access point with outside tap and side access door to the DETACHED GARAGE with vaulted ceiling creating a storage mezzanine above the up and over garage door, hard concrete standing floor, double glazed window to rear aspect and fitted with power and lighting.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £600,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – South Cambridgeshire







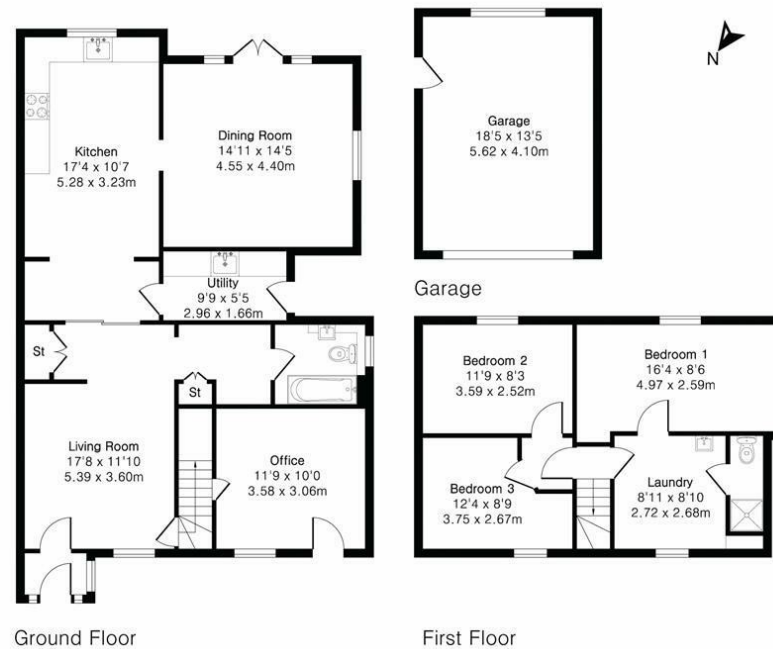


**Approximate Gross Internal Area 1502 sq ft - 139 sq m  
(Excluding Garage)**

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 488 sq ft – 45 sq m

Garage Area 248 sq ft – 23 sq m



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](http://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**