



High Street, Great Shelford, CB22 5EH

**CHEFFINS**

# High Street

Great Shelford,  
CB22 5EH

- Characterful Cottage With Attractive Period Features Throughout
- Well Equipped Kitchen With Extensive Storage, Understairs Cupboard And Garden Views
- Large Walk In Shelved Pantry
- Versatile Ground Floor Family Room/Bedroom Four With French Doors To The Garden
- Ground Floor Ensuite Wet Room
- Gas Fired Central Heating
- Three Bedrooms
- Stylish Recently Fitted Bathroom
- Prominent Central Village Position

A rare opportunity to acquire an attractive and characterful end of terrace cottage, offering versatile accommodation and occupying a prominent position close to the heart of this highly sought after village. Conveniently located within easy walking distance of an excellent range of local amenities and the railway station, the property combines charm, flexibility, and an exceptional setting.



Guide Price £525,000





## LOCATION

Great Shelford is widely regarded as one of South Cambridgeshire's most desirable villages, offering an exceptional blend of village charm and modern convenience. Situated approximately four miles south of Cambridge, the village provides an excellent range of everyday amenities including independent shops, a butcher, baker, delicatessen, cafés, public houses, a health centre, library and highly regarded schooling. Shelford railway station is within easy walking distance and provides regular services to Cambridge and London Liverpool Street, making the village particularly popular with commuters. The Cambridge Biomedical Campus, Addenbrooke's Hospital and the M11 are all readily accessible, whilst the nearby Gog Magog Hills, Wandlebury Country Park and surrounding countryside offer excellent opportunities for walking, cycling and outdoor recreation. The property's prominent High Street position places it at the very heart of this thriving and well served village community.

## FRONT ENTRANCE DOOR

leading through into:

## DINING ROOM

with wood burning stove, sealed unit double glazed window to front aspect, recess to side of fireplace, double sided wood burning stove, radiator, archway through to:

## SITTING ROOM

with double radiator, two sealed unit double glazed windows to front aspect, wood burning stove and wooden mantel.

## KITCHEN

with stainless steel sink unit with mixer taps and cupboards below, worktop to side with space for appliances, further base units comprising worktops with cupboards and drawers below and space for cooker with extractor cooker hood above, large built-in storage cupboard understairs, wall storage cupboards, tiled splashbacks, fitted shelving, sealed unit double glazed windows to rear aspect overlooking gardens, tiled flooring, door and staircase leading to first floor, opening through to:

## UTILITY AREA

with fitted worktop with washing machine and dishwasher beneath, part tiled walls, tiled flooring.

## LARGE WALK-IN SHELVED PANTRY

with part glazed window to side aspect door to:

## INNER LOBBY

with built-in storage cupboard which also houses wall mounted gas fired boiler.

## FAMILY ROOM

with the potential to be used as an additional bedroom, radiator, two high level rooflights with two sealed unit double glazed Velux windows with blinds, sealed unit double glazed door to side aspect and a pair of full height sealed unit double glazed French doors to terrace and gardens, door to:

## ENSUITE WET ROOM

with tiled shower cubicle area and wall mounted Mira shower unit, pedestal wash hand basin with tiled splashback, low level w.c., sealed unit double glazed window to rear aspect with frosted glass, vertical radiator/towel rail and Dimplex wall mounted electric warm air heater and extractor fan.

## ON THE FIRST FLOOR

## L-SHAPED LANDING

with radiator.

## BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect.

## BEDROOM 2

with radiator, fitted wardrobes with cupboards above and windows to rear aspect.

## BEDROOM 3

with radiator, fitted wardrobe in the alcove, sealed unit double glazed windows to front aspect.

## BATHROOM

with white suite comprising stand alone bath, hot and cold mixer bath tap, shower cubicle with wall mounted shower head, accessed via a glazed sliding door, pedestal wash hand basin, tiled splashback, wall mounted mirrored cupboard, glazed windows to rear aspect.

## OUTSIDE

To the side of the property there is a wrought iron gate leading to pathway which in turn leads to the rear garden. The delightful enclosed rear garden is mostly paved for ease of maintenance and has a large paved terrace set to the rear of the plot with well stocked borders and shrubs to side, a large garden storage shed and further pathway leading to an additional patio area adjacent to which is a greenhouse and further well stocked borders, climbing shrubs and bushes. Further pathway and terrace area immediately adjacent to the property itself and a pair of brick built outhouses.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

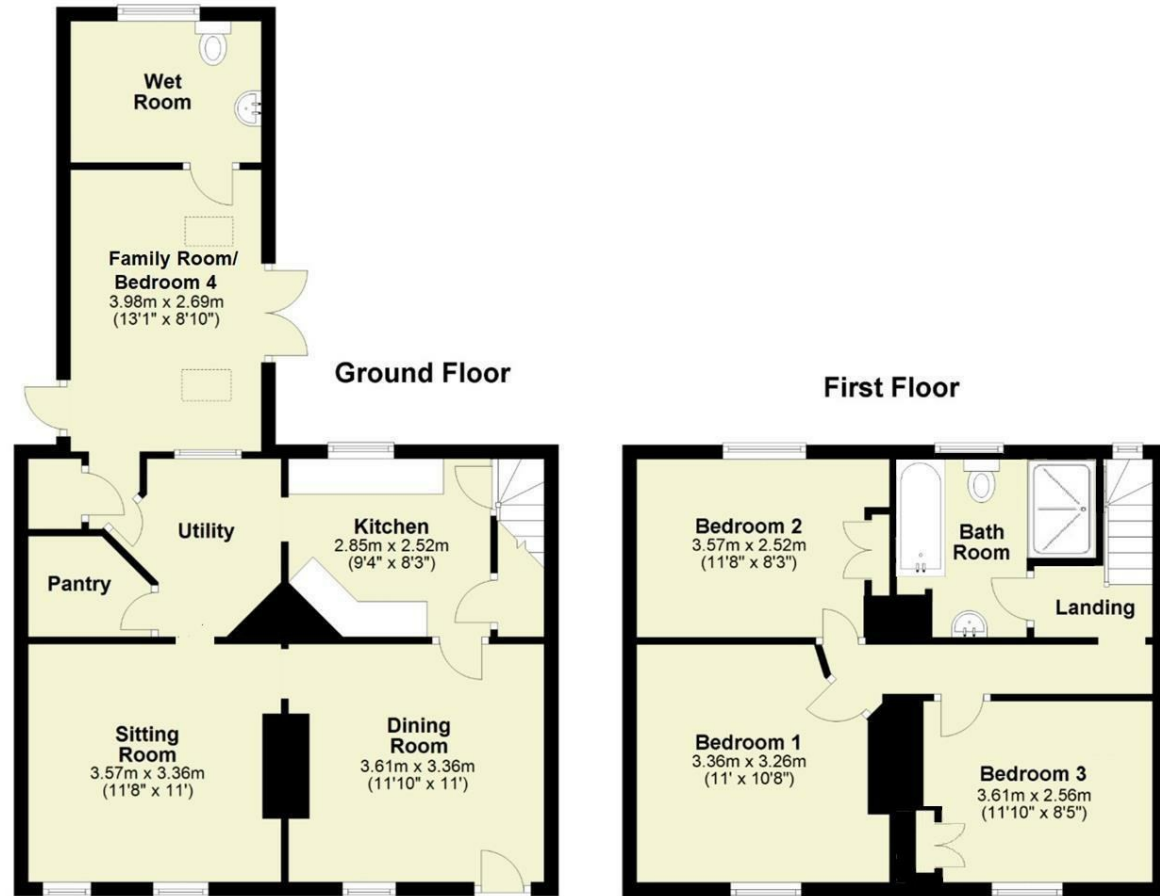
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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



Approx. gross internal floor area 103 sqm (1100 sqft)

[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>.

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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.