



Nine Wells Lodge, Granhams Road, Great Shelford, CB22 5JY

**CHEFFINS**



## Granhams Road

Great Shelford,  
CB22 5JY

A most unique Victorian detached residence, offering versatile accommodation arranged over three floors and presenting an excellent opportunity for sympathetic improvement and updating throughout. The property occupies a prominent and elevated position at the top of Nine Wells Hill and sits comfortably within its own mature grounds, complemented by a wealth of attached and separate outbuildings. Offered to the market with no onward chain.

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**Guide Price £900,000**







## LOCATION

The property occupies a particularly enviable position on Granhams Road, set between the highly regarded village of Great Shelford and the historic city of Cambridge. This sought-after location offers the best of both worlds, combining the charm and community feel of a well-served South Cambridgeshire village with excellent access to the city's extensive amenities and employment hubs. Great Shelford provides a comprehensive range of local facilities including independent shops, cafés, public houses, primary schooling and a mainline railway station with regular services to Cambridge and London King's Cross. Cambridge city centre lies just a short distance to the north and offers a world-renowned university, an extensive shopping and restaurant scene, cultural attractions and a wide range of recreational and leisure facilities. The property is exceptionally well placed for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and major employers such as AstraZeneca, all of which are within easy reach. There are excellent transport links nearby, including road, rail and cycle routes, providing convenient access both locally and further afield. Surrounded by open countryside and close to the Nine Wells nature reserve, the area also benefits from attractive green spaces, walking routes and a semi-rural feel, despite its proximity to the city.

**PANELLED GLAZED ENTRANCE DOOR**

leading through into:

**ENTRANCE PORCH**

with tiled flooring, stairs lowering to workshop and panelled glazed door leading through into:

**ENTRANCE HALL**

of main residence with wood effect flooring, stairs rising to first floor accommodation, open understairs storage cupboard, recess storage area with painted wooden archway and detailing, full height radiator, corbels and panelled glazed doors leading into respective rooms.

**SITTING ROOM**

timber flooring, double panelled radiator, fireplace with tiled surround and tiled hearth with wooden mantel, fitted shelving in recess of the chimney breast, ceiling rose with lighting, sash windows with secondary glazing to both front and side aspect.

**CLOAKROOM**

with Jack and Jill entrance, one from hallway, one from the living room and comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, radiator, further open understairs storage area, wall mounted lighting, windows to both side and rear aspect.

**KITCHEN**

comprises a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer taps, space for cooker, gas connection, tiled splashback, space for fridge/freezer, space and plumbing for dishwasher, wall mounted gas boiler providing hot water and heating for the property, double panelled radiator, extractor fan, lighting, coved ceiling, service hatch through into living room, sash windows with secondary glazing to front aspect with sliding double glazed window out onto side aspect, set of panelled timber double doors leading through into:

**LIVING ROOM**

with vaulted coved ceiling, fitted display cabinets and shelving, gas fireplace with tiled surround, stone hearth and wooden mantel, double panelled radiators, skylight, windows to both side aspects as well as rear aspect and a panelled glazed door leading out onto steps to garden.

**ON THE FIRST FLOOR****SPLIT-LEVEL LANDING**

with window overlooking garden, leading into respective bedrooms.

**BEDROOM 1**

with loft access, built-in wardrobe fitted with railings and shelving, former fireplace with now with fitted cupboards, double panelled radiator, windows to both front and rear aspect.

**BEDROOM 2**

with part vaulted ceiling, double panelled radiator, sash windows to front aspect, large double glazed window providing wonderful views over the side aspect of the garden.

**FAMILY BATHROOM**

comprising of a three piece suite with panelled bath with hot and cold mixer bath taps, shower head attachment, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, wall mounted medicine cabinet, decorative tiled splashback, radiator, heated towel rail, airing cupboard housing hot water cylinder with fitted timber shelving, LED downlighters, loft access and sash window to front aspect.

**GROUND FLOOR WORKSHOP**

fitted with power and lighting, fitted work bench and a plethora of storage cupboards and drawers, gas fired heating, windows to both side and rear aspect, sliding door leading out onto garden, panelled glazed door leading through into:

**GROUND FLOOR MAISONETTE**

comprising:

**SITTING ROOM**

picture rails, lighting, wood effect flooring, large set of double doors opening out onto garden with further windows and door leading through into:

**KITCHENETTE**

with stainless steel sink with separate hot and cold taps, tiled splashback, double panelled radiator, stone effect rolltop work surface fitted in the recess of the chimney breast with tiled splashback, lighting, panelled glazed door leading out onto garden, panelled glazed door leading through into:

**SHOWER ROOM**

comprising of a three piece suite with shower cubicle, wall mounted electric Powershower, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, radiator, tiled flooring, extractor fan.

**BEDROOM**

with former fireplace with tiled surround, detailed wooden mantel and tiled hearth, ceiling rose with pendant light, double panelled radiator, parquet effect flooring, windows and panelled glazed door leading out onto side aspect.

**OUTSIDE**

To the front the property is approached off Granhams Road on a pedestrian


basis via a timber and sheltered gate and bordered via low level established hedging and brick pathway with pergola over leading to the front entrance door. The garden is mainly laid to lawn with well stocked bedding and mature shrubs and trees and to the left hand side of the property is a further summerhouse with adjoining store fitted with power and lighting and adjoining also is a covered decked area. To the right hand side of the front garden is a further paved pathway bordering some well stocked bedding leading to a wrought iron gate with steps down into the garden. The garden is bordered via mostly open fencing as well as marked out by rope to the appropriate boundaries.

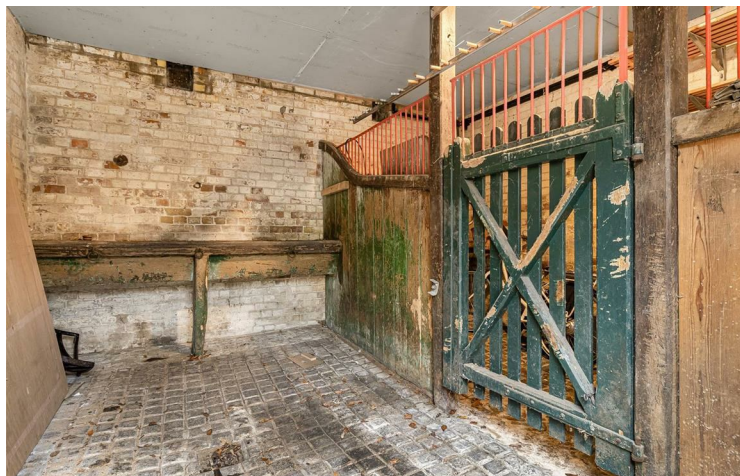
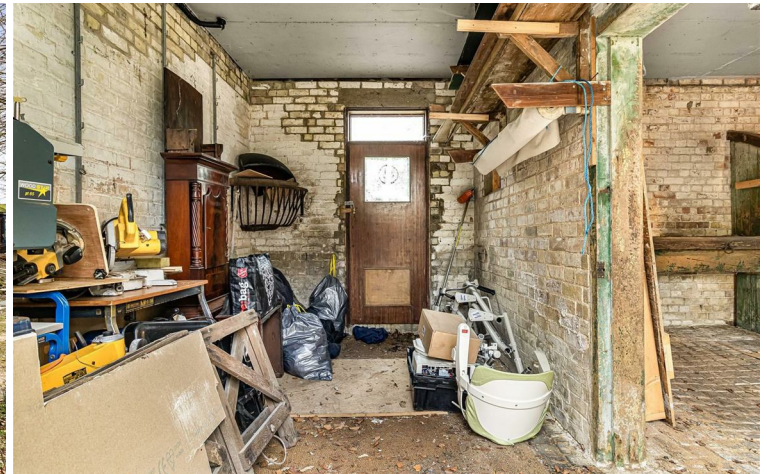
The property is approached via a shared driveway leading onto a further private gravelled driveway where there is parking for multiple vehicles which then leads onto a part block paved area where there are two covered car ports with a further collection of outbuildings/workshops all fitted with power and lighting and further work benches, as well as GARAGE and stable doors, multiple steps leading to the main portion of the garden which is principally laid to lawn with a well, raised decking area, plethora of mature trees, large pond with trickle stream, water feature, summerhouse with a set of double glazed double doors adjacent to this steps leading up to the front garden. The stables adjoining the house can either be accessed by a single stable style door or a double, the stables are sub-divided the first part being accessed by the double door with panelled glazed door on the other side, fitted with power and lighting and opening through into the second stable with block paved flooring, soakaway and further division by the third stable both these fitted with power and lighting.





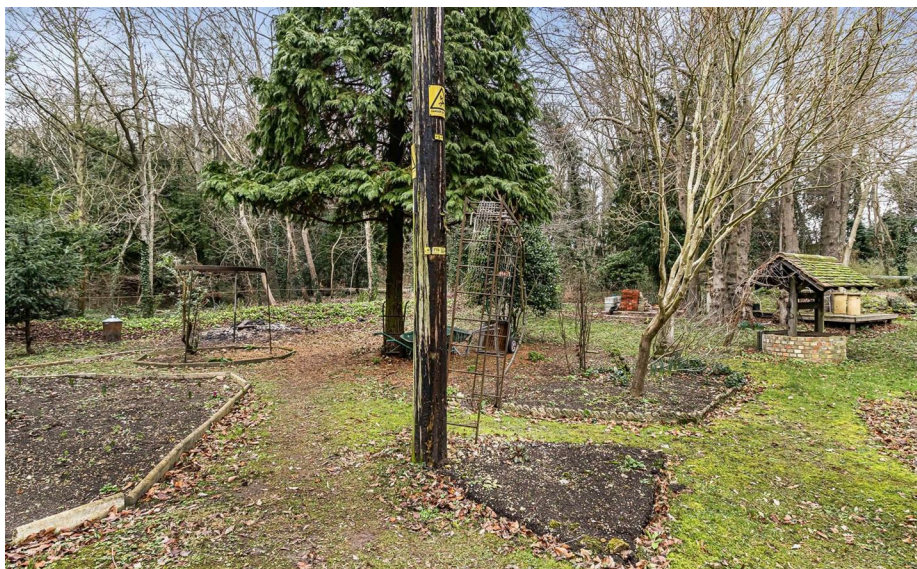


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £900,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire District Council







**Approximate Gross Internal Area 2348 sq ft - 219 sq m**

**(Excluding Garage & Outbuilding)**

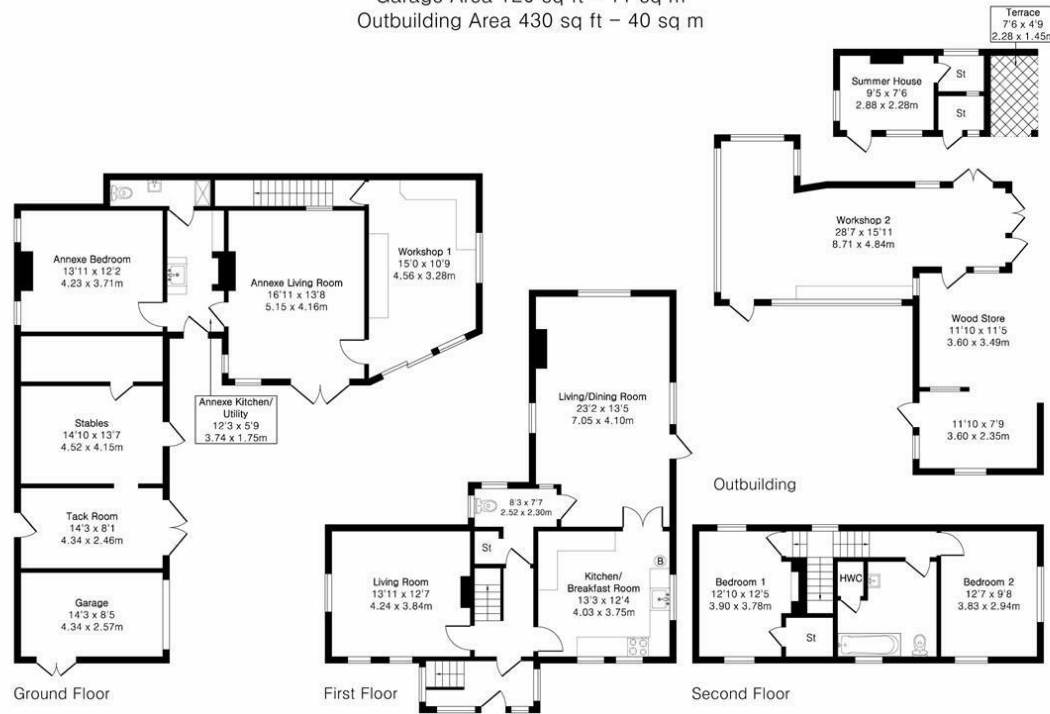
Ground Floor Area 1097 sq ft – 102 sq m

First Floor Area 824 sq ft – 77 sq m

Second Floor Area 427 sq ft – 40 sq m

Garage Area 120 sq ft – 11 sq m

Outbuilding Area 430 sq ft – 40 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.

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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>.

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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.



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