

# Silversite

Gog Magog Way, Stapleford CB22 5BQ

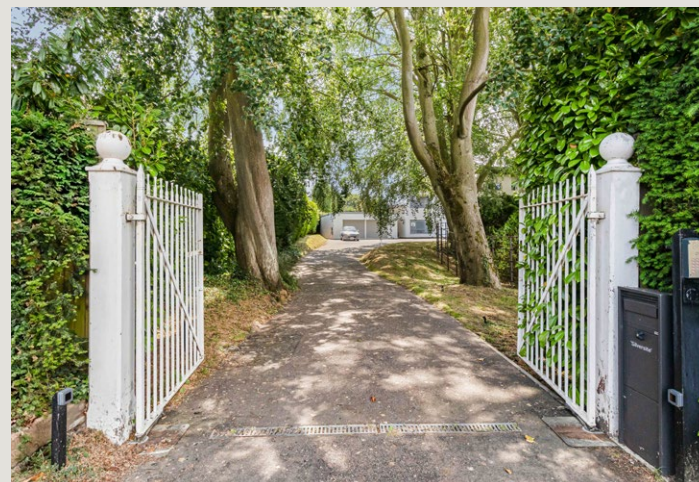
**CHEFFINS**

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# Silversite

Gog Magog Way,  
Stapleford CB22 5BQ

*An exceptionally impressive detached residence, characterised by substantial proportions and considerable architectural impact, including a Frank Lloyd Wright-inspired butterfly roof. A-rated for energy efficiency, the property has been fully refurbished during the current owners' occupation, with the roof replaced and the majority of works undertaken in 2010. The flexible accommodation extends to approximately 3552 square feet and offers versatile, well-proportioned living space, including the attractive potential for a self-contained annexe, together with a particularly striking double-height reception hallway. This distinguished family home occupies one of the most desirable and idyllic positions within this highly regarded and well-served South Cambridgeshire village. The mature and beautifully landscaped grounds extend in total to approximately one acre, encompassing formal gardens, an outdoor swimming pool with adjacent pool house, established specimen trees, and a large enclosed ornamental pond featuring a paved terrace and lily pad area. An outstanding and rare opportunity to acquire a characterful residence of significant architectural merit in an enviably peaceful yet conveniently located setting.*



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION

The village of Stapleford provides excellent everyday shopping amenities including a local store, post office and inn/restaurant together with pre-school and primary schooling. The nearby larger village of Great Shelford provides even more extensive amenities, Great Shelford main line station is a short walk from the property and provides direct services to Cambridge and to London Liverpool Street with the option to change lines at Tottenham Hale for Kings Cross.

The University City of Cambridge is easily accessible by car and cycle, benefitting from the DNA cycle path that runs between Shelford and Addenbrookes hospital.



## IMPRESSIVE OPEN PLAN DOUBLE HEIGHT RECEPTION HALLWAY

With floor to ceiling double glazed windows and doors to the front, large porcelain tiled floor and staircase rising to the first floor with painted wrought iron spindles, timber handrails and steps with floating landing, inset downlighters, period style light fitting, underfloor heating, coats cupboard with hanging rail. Used as a formal dining hall for larger gatherings.





## CLOAKROOM

With low level dual flush w.c., wash hand basin with mixer tap, chrome towel rail, porcelain tiled floor, underfloor heating.

## SITTING ROOM

Ceiling with inset downlighters, cast iron gas effect wood burning stove on slate hearth, underfloor heating, double glazed windows with views over wildlife pond.

## HOME OFFICE/STUDY

Porcelain tiled floor with underfloor heating, double glazed windows with views out over wildlife pond.

## LIVING ROOM

With large feature double glazed windows and door enjoying views over the generous gardens with electric blinds, porcelain tiled floor with underfloor heating, period light fittings, full height glass door opening through to:

## KITCHEN/DINING ROOM

Feature double glazed full height bi-folding doors and windows opening to the paved terrace with garden beyond with electric blinds. Kitchen is fitted with a good range of storage cupboards and drawers with Corian working surfaces with undermount sink unit with waste disposal, fitted and concealed refrigerator, fitted and concealed dishwasher, range of Miele fitted appliances including fan oven, steam oven and combination microwave oven, bean to cup coffee machine and warming drawer, central island with marble porcelain top, breakfast bar and storage drawers, adjoining Corian working surfaces with inset Miele induction hob with storage drawers below, porcelain tiled floor with underfloor heating, cast iron gas effect log burning stove.





## UTILITY ROOM

With solid surface counter top with single drainer stainless steel sink unit with mixer tap, range of fitted storage cupboards with plumbing and space for automatic washing machine and cupboard for tumble dryer, additional storage with cupboards with sliding doors, boiler cupboard housing Worcester gas fired boiler providing domestic hot water and central heating system and pressurised hot water cylinder, walk-in shelved pantry cupboard with plumbing and space for American style fridge/freezer, ceiling with inset downlighters, double glazed window, double panelled radiator, open through to:

## BOOT ROOM

Storage cupboards with hanging rail and shelving, double glazed door, porcelain tiled floor with recessed matwell, ceiling with inset downlighters, roof lantern.

## SECOND CLOAKROOM

With low level dual flush w.c., wash hand basin, chrome towel rail, mixer tap, porcelain tiled floor.

## INTEGRAL STUDIO

With:

## KITCHEN/RECEPTION ROOM

Corian working surfaces with mixer tap, Quooker instant hot water tap, BORA induction hob with fitted extractor, fitted fridge/freezer, and a pair of AEG ovens, fitted and concealed dishwasher, porcelain tiled floor, double glazed windows to either side, integral staircase rising to:

## BEDROOM 2

Originally designed as two bedrooms, but left as one oversized room, this could revert to two, or become an alternative primary suite.

## ENSUITE SHOWER ROOM

With large walk-in tiled shower, glazed shower screen, low level w.c., wall hung wash hand basin, porcelain tiled floor, roof lantern, ceiling with inset downlighters, heated towel rail/radiator.





## ON THE FIRST FLOOR

### LANDING

With principal staircase from reception hallway.

### PRINCIPAL BEDROOM SUITE

(could revert to two bedrooms, as per previous use)

With landing area leading to Bedroom, radiators, fitted wardrobe, double glazed windows to two aspects, doors leading out to Balcony with views of the gardens. This suite and dressing room could revert to a three bed child wing if desired.

### BATHROOM

Freestanding double ended bath with floor mounted mixer with shower attachment, large walk-in tiled shower cubicle with glazed door, drencher shower head and hand held rose, a pair of wash hand basins, mixer taps and storage drawers below, tiling to splashbacks and courtesy mirror with lighting, low level dual flush w.c., tiled floor, heated towel rail, double glazed window to the side.

### DRESSING ROOM

Ceiling with inset downlighters, range of wardrobe cupboards, radiator, double glazed windows. (Please note the principal bedroom suite was created from three previous bedrooms and this could be reversed if required).

### BEDROOM 3

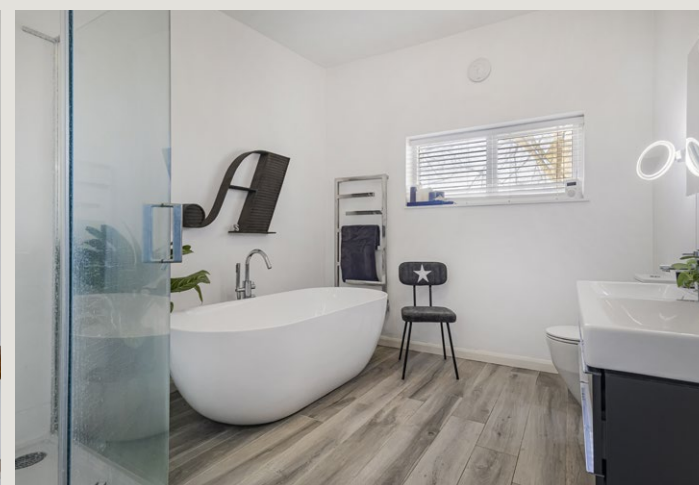
Radiator, fitted wardrobe cupboards, double glazed windows and doors leading out to balcony with views of the gardens.

### BEDROOM 4

Radiator, double glazed windows and doors leading out to balcony, fitted wardrobe cupboards.

### FAMILY BATHROOM

With white suite comprising panelled bath with mixer tap, large tiled shower cubicle, glazed doors, wash hand basin with mixer tap, storage cupboard below, dual flush w.c., heated towel rail/radiator, double glazed window to the side.





## OUTSIDE

The property stands comfortably within its own established grounds in all extending to about 1.011 of an acre enclosed by hedging and fencing. Access is via a pair of white wrought iron electric gates opening to a sweeping driveway with adjoining flowering and shrub beds and mature trees. The driveway opens to an expansive area with parking for six vehicles and an oversized DETACHED DOUBLE GARAGE with a pair of remote control roller doors to the front, personal door to the side. Power and light is connected with store room and workshop to the rear. The garage has foundations to support first floor accommodation above (subject to planning consents). To the side, is a storage area/ bike store with double glazed door, enclosed paved courtyard with bin store area and laundry drying space. The property also benefits from solar panels and battery and an EV charger. A particular feature of this home are the magnificent gardens to the side and rear with a number of fine specimen trees. To the rear of the property is a porcelain tiled patio area leading to a lawn with mature beech hedging, flowering and shrub beds with rockery, vegetable plot, fire pit and small stream leading to wildlife pond. Towards the rear of the garden is a paved pathway through the beech hedgerow leading to a private/hidden swimming pool, leisure complex, childrens' play area and vegetable plot.



## OUTDOOR POOL

With motorised safety cover and York Stone paved surround. Covered seating area with fireplace. Changing room with slatted seating. TOILET/SHOWER ROOM walk-in shower room with low level w.c., shower, butler style sink unit and cupboard housing pool filtration system and Vaillant gas fired boiler for heating. To the rear of the pool area is a large timber storage shed with tool store.

## GARDEN KITCHEN

With freestanding sink unit with hot and cold water, hob, dishwasher, glazed roof, windows to the sides, outdoor eating area with pergola.







Area: 1.011 acres (4093.37 m<sup>2</sup>)

Promap  
LANDMARK INFORMATION



### LARGE WILDLIFE POND

Enclosed by hedging and wire fencing with gravelled seating area, small island with tree. Further gardens with woodland style walk with wildlife beds, mature trees and play area with rubber safety bark, pavilion with covered entrance, power and light.

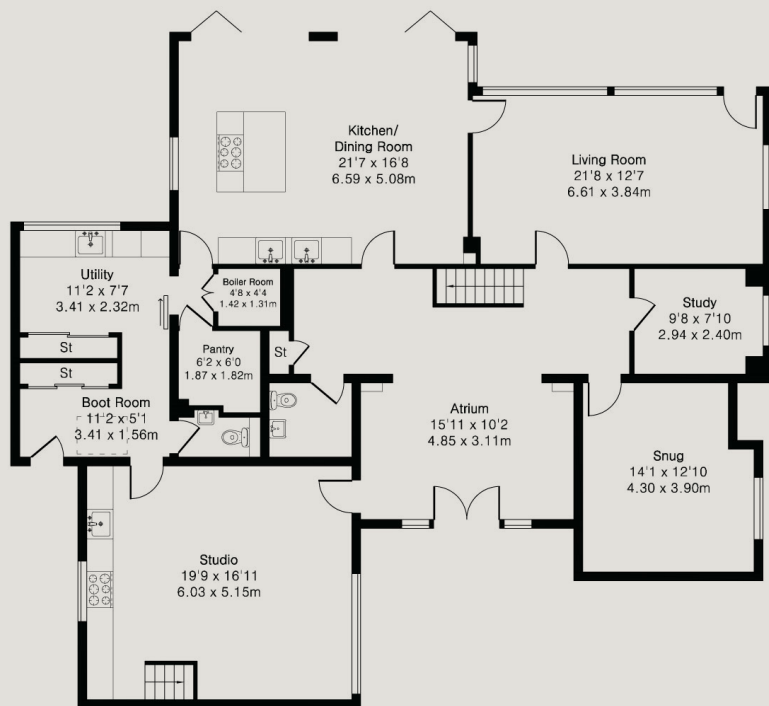


**Approximate Gross Internal Area 3552 sq ft - 330 sq m  
(Excluding Garage)**

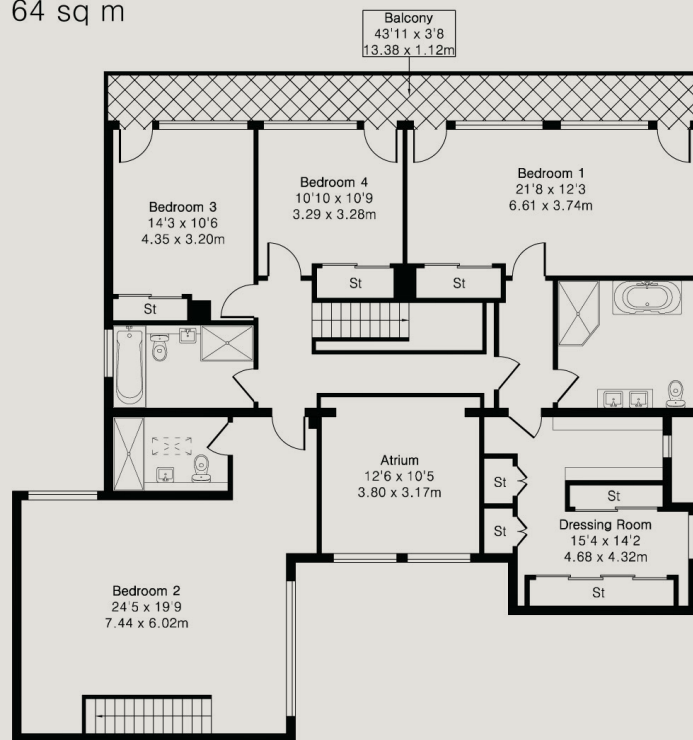
Ground Floor Area 1999 sq ft – 186 sq m

First Floor Area 1553 sq ft – 144 sq m

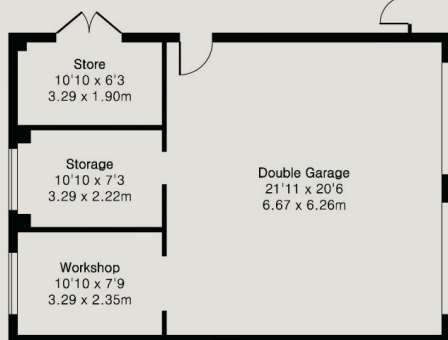
Garage Area 693 sq ft – 64 sq m



Ground Floor



First Floor



**MATERIAL INFORMATION**

- Tenure – Freehold
- Council tax band – H
- Council – South Cambridgeshire
- Guide Price – £2,950,000

**AGENT'S NOTES**

For more information on this property, please refer to the Material Information brochure that can be found on our website.

**VIEWINGS**

Strictly by appointment through the Agents.

**Special Notes**

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

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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