



3 Edieham Cottages, Angle Lane, Shepreth, SG8 6QJ

CHEFFINS

Angle Lane

Shepreth,
SG8 6QJ

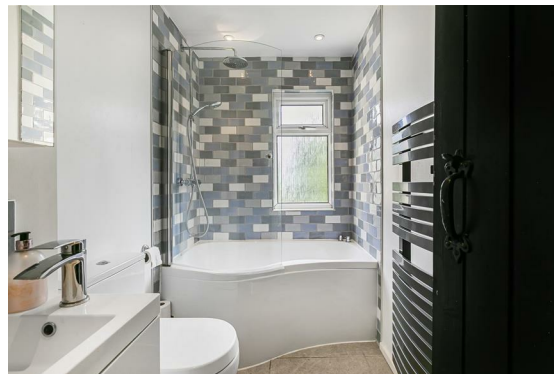
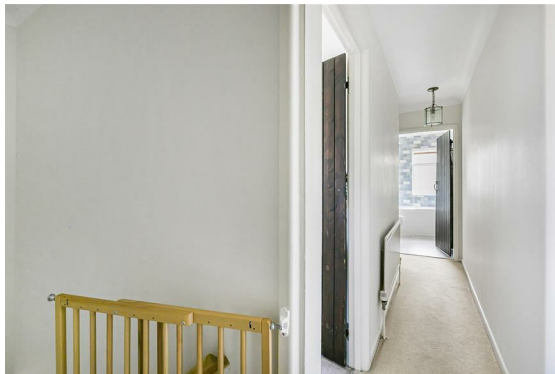
- Generous and Well Established Gardens
- Versatile Accommodation Arranged Over Two Floors
- Rarely Available Tranquil Location with Countryside Walks on Doorstep
- Plot of Approximately 0.4 Acres
- Highly Sought After Village Location
- High Specification Finish

A most impressive residence occupying a wonderful setting with well-established and tranquil grounds of about 0.4 acres backing onto farmland. The well presented and versatile accommodation extends to approximately 1815 sqft and is arranged over two floors.

3 3 2

Guide Price £725,000





LOCATION

The property is located within the highly sought after South Cambridgeshire village of Shepreth which has its own historic church, park with tennis courts, popular coffee shop, 2 pubs, garden centre, wildlife park and own main line station providing a commuter service to Cambridge, London and Addenbrookes Campus via Cambridge South station. The village is conveniently located about 7 miles south west of the University City of Cambridge and is well placed for access to major commuting routes.

OUTSIDE

The front of the property enjoys a selection of well stocked feature flower beds and offers access via a timber gate and picket fence leading to the driveway, entrance door with carriage lights and carport/external outhouse with light and power.

The remarkable rear garden is mostly laid to lawn with a range of fantastic features including attractive and intriguing meandering yew hedge pathways, three large and secluded patio areas, a selection of feature flower beds and mature trees, a summer house with a live roof and a natural pond with wildflowers.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, window to the rear aspect, Velux window, storage cupboard, stairs to the first floor, doors to:

DINING/FAMILY ROOM

With window to the front aspect, open fireplace with natural stone hearth and surround with wooden mantle

KITCHEN/BREAKFAST ROOM

With window to the side aspect, matching eye and base level units,

worktop with inset double sink, space and plumbing for washing machine, integrated oven, four ring electric hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, pantry cupboard, tiled floor, part tiled walls

INNER HALLWAY

With door to front access, storage cupboard, tiled floor, doors to:

LOUNGE

With double windows to the side aspect, feature Cambridgeshire yellow brick fireplace, French doors opening to the garden.

STUDY

With window to the rear aspect

SHOWER ROOM

With suite comprising; low level wc with eco flush button, wall mounted hand wash basin, glass and chrome shower enclosure, tiled floor, part tiled walls

FIRST FLOOR

LANDING

With loft access via hatch to boarded loft, doors to:

PRINCIPAL BEDROOM

Dual aspect, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with eco flush button, walk in shower with drencher head over, wall mounted hand wash basin with chrome mixer tap, travertine tiled walls and floor, chrome heated towel rail, airing cupboard

BEDROOM 2

With window to the front aspect, large storage cupboards

BEDROOM 3

With window to the side aspect, storage cupboard

FAMILY BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, vanity unit with inset wash basin? 'P' shaped shower bath, part tiled walls, tiled floor, heated towel rail.







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

Guide Price £725,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 1815 sq ft - 168 sq m

Ground Floor Area 942 sq ft - 87 sq m

First Floor Area 741 sq ft - 69 sq m

Outbuilding Area 132 sq ft - 12 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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