



Mingle Lane, Great Shelford, CB22 5BG

**CHEFFINS**

## Mingle Lane

Great Shelford,  
CB22 5BG

18 Mingle Lane, Great Shelford offers a rare and exciting opportunity to acquire a prime residential site extending to approximately 0.3 acres in one of the village's most sought-after locations. Situated in the heart of Great Shelford, the property benefits from a peaceful setting while remaining within easy reach of Cambridge and excellent local amenities. The site currently comprises an existing dwelling of about 2300 square feet.

We consider this to be an excellent opportunity for the construction of a replacement dwelling of approximately 3000-3500 square feet.

It is being offered with positive pre-application advice supporting the construction of a much larger replacement home, presenting significant potential for a high-quality bespoke residence (subject to full planning permission). Generous plot dimensions, established surroundings, and the desirable character of this well-regarded South Cambridgeshire village combine to create an outstanding redevelopment opportunity.

3 2 3

**Guide Price £875,000**





## LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

**RECEPTION HALL**

24'11" x 10'11" max  
with window to front aspect and light well. bedrooms 2 and 3 and the principal bedroom suite are accessed off the reception hall. Opening to:

**INNER HALLWAY**

accessed off the entrance hall. Spacious, could be used as a study area. The rear hallway, living room, kitchen, bathroom and WC are accessed off the inner hallway.

**KITCHEN**

15'2" x 8'5"  
with predominantly base level units, work tops, sink with window to front aspect above looking into lean to/utility room, oven with electric hobs, fridge/freezer and dishwasher. Opening to:

**DINING ROOM**

15'0" x 9'0"  
dual aspect with windows to rear and side aspects and built in cupboards. Door to:

**UTILITY ROOM**

15'0" x 6'7"  
with windows to front aspect, internal window looking into kitchen and door with access to garden.

**SITTING ROOM**

19'5" x 15'2"  
with gas fireplace (not in use), built in cupboard (other side opens into the rear hallway), 2 arched windows to the side aspect and further window to the rear aspect.

**PRINCIPAL BEDROOMS SUITE HALLWAY**

accessed off the reception hall with windows to rear aspect. The bedroom and shower room are accessed off this hallway.

**PRINCIPAL BEDROOM**

14'0" x 14'7"  
with 2 built in wardrobes, built in chest of draws in alcove with window to side aspect above and further window to rear aspect.

**EN SUITE SHOWER ROOM**

5'4" x 8'9"  
with shower cubicle, toilet and wash basin with wall mounted mirror above.

**BEDROOM 2**

12'7" x 11'1"  
with built in wardrobe and window to front aspect.

**BEDROOM 3**

11'10" x 11'1"  
with built in wardrobe, and window to side aspect.

**BATHROOM**

8'10" x 9'0"  
with shower over bath, wash basin with wall mounted mirror above, airing cupboard and window to front aspect.

**WC**

with toilet and window to front aspect.

**REAR HALLWAY**

13'11" x 9'11"  
accessed off the inner hallway. Again this area is

spacious and could be used as another study area. With built in cupboard (other side opens into the living room), shelving to alcoves, window to rear aspect and stairs to the first floor.

**STAIRS/LANDING****STORAGE ROOM**

10'1" x 9'1"

**STORAGE ROOM**

8'0" x 6'5"

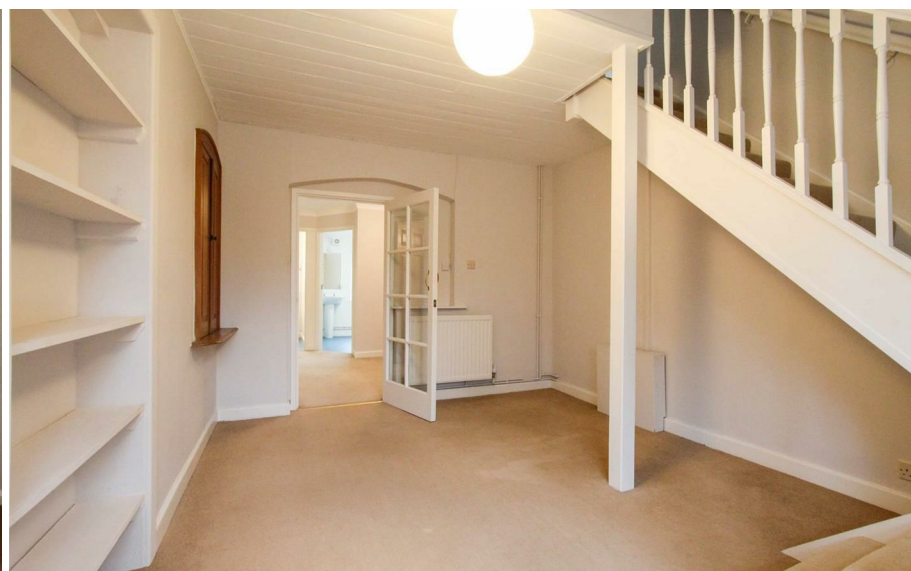
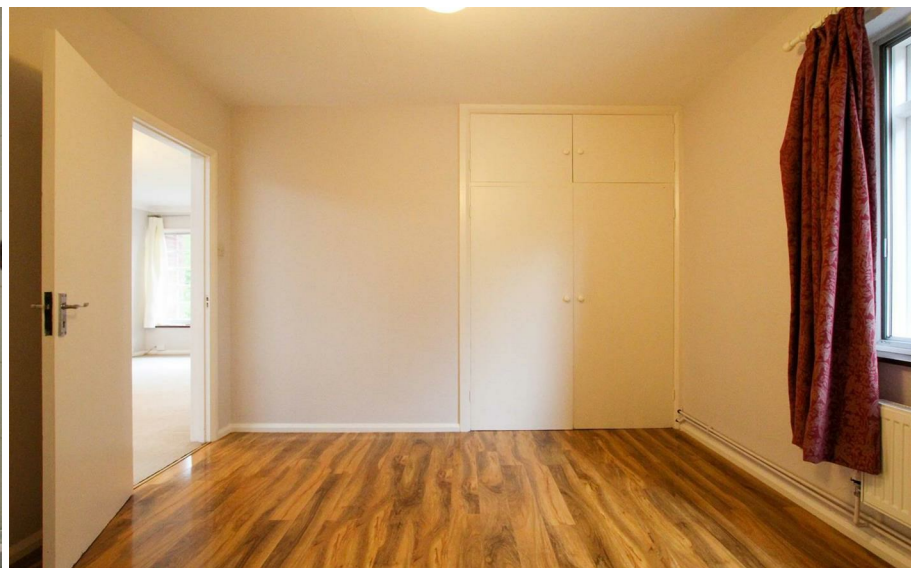
**EXTERIOR****FRONT AND SIDE**

with driveway providing off street parking and access to the double garage. Garden predominantly laid to lawn with path to front door, patio and mature trees.

**AGENTS NOTE**

A copy of the pre application report is available upon request from the agent.

The water supply is currently sub metered from the neighbouring property.

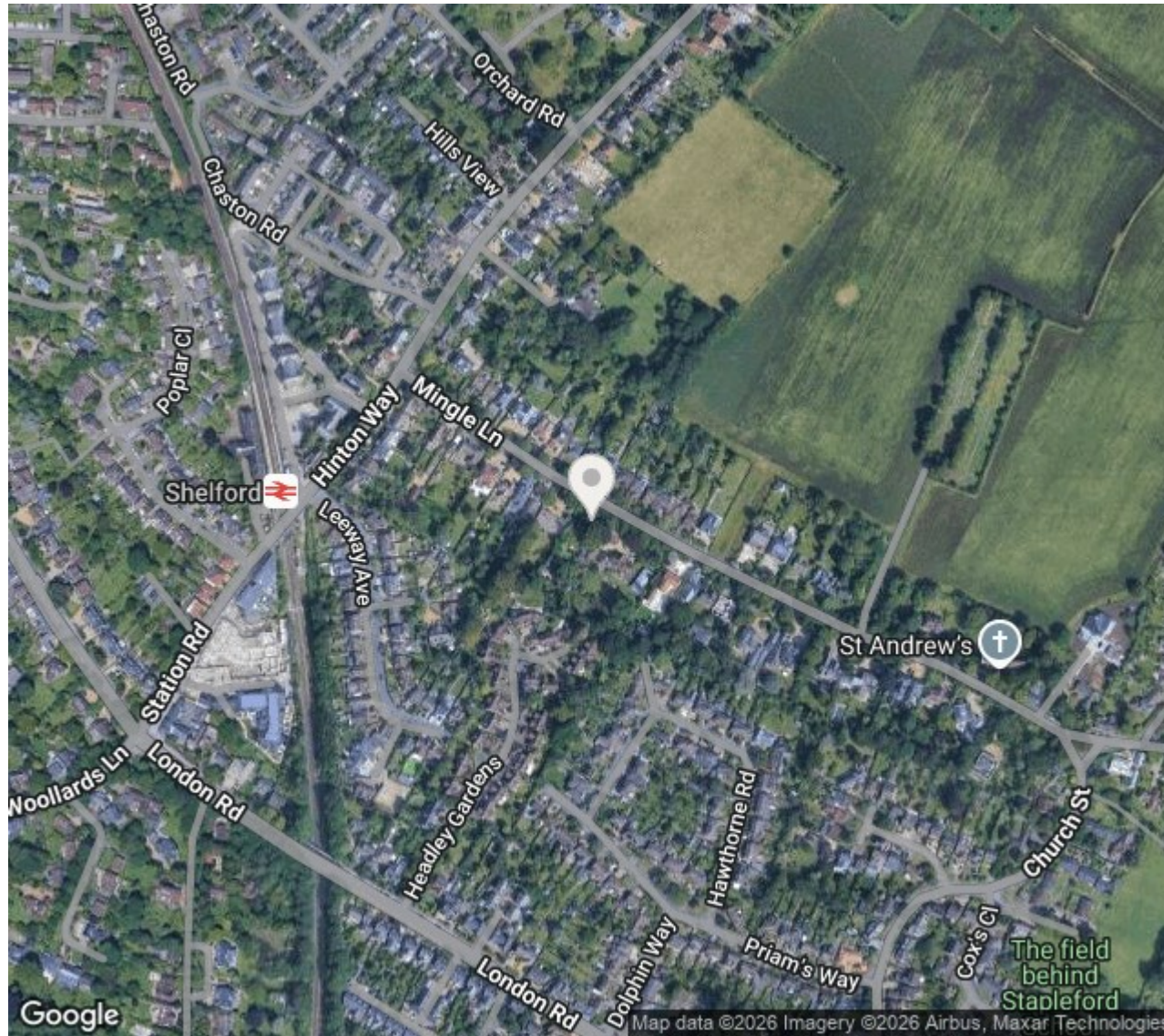


| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         | 72                                                                                |
| (55-68) D                                   | 55                      |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |



Guide Price £875,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire District Council







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.

