



Cambridge Road, Great Shelford, CB22 5JE

**CHEFFINS**

## Cambridge Road

Great Shelford,  
CB22 5JE

A unique and an exciting opportunity to acquire a substantial and highly individual detached modern residence providing exceptionally well proportioned and versatile living accommodation extending to approximately 2726 sqft and ideally suited to prospective buyers looking for outstanding space and flexibility. The property also has the benefit of extensive off street parking and driveway adjacent to which is a detached double garage. The generous gardens to rear are quite delightful and enjoy a high degree of privacy and seclusion.

5 2 3

**Guide Price £1,325,000**





## LOCATION

The property occupies a remarkable and very special tranquil position towards the end of a private road and is located in one of the most desirable and highly sought after settings within the popular and thriving South Cambridgeshire village of Great Shelford. The property is also within very easy reach of a vast range of local amenities and include Shelford's own main line station. There are many independent and high street shops as well as local library, healthcare services, fine church and inns/restaurants. The village is also well placed for access to major routes including the M11 motorway which links to the A14 and M25 and is also convenient for access to Addenbrookes Campus, Gog Magog Hills and Babraham Road Park and Ride.

**GLAZED ENTRANCE DOOR**  
to:

**RECEPTION HALL**  
with deep built-in cloaks/storage cupboard, radiator, and door off to:

**CLOAKROOM**  
with low level w.c., and wash hand basin, part tiled walls, wall mirror, radiator, circular window with frosted glass to front aspect.

**INNER HALL**  
with staircase leading to first floor, built-in storage cupboard understairs, large walk-in shelved store with light and built-in airing cupboard with gas fired boiler and fitted shelving.

**PRINCIPAL RECEPTION ROOM**  
with feature large central fireplace and exposed brick chimney breast, gas coal effect fire inset, radiator, full height sealed unit double glazed windows and doors leading to;

**GARDEN ROOM**  
A delightful light and spacious room which enjoys a wonderful vista over the rear gardens and has a high semi-vaulted ceiling with 4 sealed unit double glazed Velux windows, electric ceiling fan and sealed unit double glazed windows to both side aspects overlooking the gardens.

**KITCHEN/BREAKFAST ROOM**  
with a high semi-vaulted ceiling, range of attractive quality fitted units comprising an inset stainless steel sink unit with mixer taps and cupboards below, extensive fitted base units comprising worktops with cupboards and drawers below and range of wall storage cupboards, integrated Neff oven and grill, 5 point Neff gas hob set into worktop with concealed extractor cooker hood and splashbacks behind, integrated double radiator, further Dimplex electric wall mounted heater, full height sealed unit double glazed doors leading to paved terrace and sealed unit double glazed Velux set at a high level and further sealed unit double glazed windows to front aspect, door to:

**UTILITY ROOM**  
with stainless steel sink unit with cupboards below, worktop to side with space and plumbing beneath for washing machine and tumble dryer, space for upright fridge/freezer, range of wall storage cupboards and further upright shelved storage cupboards, natural wood style flooring, radiator, sealed unit double glazed windows to side and rear aspect and stable door leading to courtyard style area to front which in turn leads to the Garage,

**DINING ROOM**  
with sealed unit double glazed windows to side and rear aspect and full height sealed unit double glazed door leading to paved terrace and gardens, double radiator, high semi-vaulted ceiling.

**STUDY/BEDROOM 5**  
with radiator, full height sealed unit double glazed windows and door leading to paved terrace and rear gardens.

**PRINCIPAL BEDROOM SUITE**  
A most convenient and generous bedroom placed on the ground floor with radiator, sealed unit double glazed windows and door leading to paved terrace and rear gardens, sealed unit double glazed windows to side aspect, range of fitted wardrobes with central chest of drawers and cupboards above, two radiators, door to:

**ENSUITE SHOWER ROOM**  
with a large walk-in shower cubicle with sliding glazed sliding door, wall mounted shower unit, vanity style unit with wash hand basin and drawers below, bath and low level w.c., ceramic tiled walls around and glazed frosted window to front aspect and a wall mounted radiator/towel rail.

#### ON THE FIRST FLOOR

**LANDING**  
with trap door and loft ladder to roof space, radiator, large walk-in airing cupboard with slatted shelving and hot water cylinder.

**BEDROOM 2**  
with a high semi-vaulted ceiling, large double glazed Velux window to rear aspect with views over the gardens, two radiators, large walk-in eaves storage room off. Further door to additional loft storage area.

**BEDROOM 3**  
with radiator, sealed unit double glazed Velux window to rear aspect and built-in double wardrobe with folding doors.

**BEDROOM 4**  
with radiator, sealed unit double glazed Velux window overlooking the rear gardens and river area with trees beyond, large built-in double wardrobe.

**BATHROOM/SHOWER ROOM**  
with suite comprising bath, pedestal wash hand basin and low level w.c., separate built-in shower cubicle with ceramic tiled walls, wall mounted shower and glazed door, double radiator, sealed unit double glazed Velux window to front aspect.

**OUTSIDE**  
To the front there is an extensive courtyard style shinglestone parking and turning area adjacent to which is a DETACHED DOUBLE GARAGE with twin up and over doors, pull down ladder with access to fully boarded upper floor with Velux window, water tap to side and large paved terrace immediately adjacent to the property itself. Garden laid to lawn with mature hedgerow to side and pathway which leads around the garden to a side gated access which provides

access into the rear garden. Gated access to the side of the garage leads to a paved courtyard style area with door leading into the garage, further paved pathway to side which leads to the rear gardens. Immediately adjacent to the side and rear of the house there is a large paved terrace which enjoys privacy and seclusion and in turn leads to the rear gardens.

The delightful generous mature rear gardens are a very special feature indeed and are principally laid to lawn with a variety of mature shrubs, bushes, trees and well stocked borders around and a shinglestone pathway leads round the side and rear of the garden to a further courtyard style paved area and garden storage shed. Set behind a wall is a further courtyard style paved area with external lighting which is also used for bin storage. Beyond the garden there is a wonderful vista over a lake with reed beds and a great variety of mature trees surrounding. Immediately adjacent to the rear of the property there is a further paved terrace and shinglestone pathway with gated access leading round to the front.



| 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>                            |                            | <b>78</b>                                                                         |
| (55-68) <b>D</b>                            | <b>66</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<br>2002/91/EC |  |

Guide Price £1,325,000

Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire District Council





**Approximate Gross Internal Area 2726 sq ft - 253 sq m  
(Excluding Garage)**

Ground Floor Area 1820 sq ft – 169 sq m

First Floor Area 906 sq ft – 84 sq m

Garage Area 315 sq ft – 29 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.

**CHEFFINS**

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.



**CHEFFINS**