



High Street, Little Shelford Cambridge
Offers Over £585,000 **Freehold**

**Sharman
Quinney**

Key Features



- Grade II listed 17th Century thatched cottage
- Reconfigured and vastly improved
- Stunning kitchen / dining room with Inglenook fireplace and exposed beams
- Cosy sitting room with original features and second Inglenook fireplace
- New bathroom suite with roll top bath and walk in shower
- Study area with access to rear garden
- Good headroom throughout
- Generous plot with potential to extend (STP), side garden and ample off road parking

Having undergone thoughtful improvements and reconfigured by the current owners, this beautifully presented cottage perfectly blends period charm with modern comfort.

Upon entering, the hallway provides access to both the living room and kitchen/diner.



At the heart of the home lies the stunning kitchen / dining room, showcasing a wealth of character features including an impressive Inglenook fireplace and original exposed beams. This space is truly the heart of the home, ideal for both everyday family living and entertaining.

The cosy sitting room is equally inviting, centred around another striking Inglenook fireplace, with beams adding warmth and rustic charm throughout. A door from here opens into the side garden, which leads to the front of the property or rear garden.

A useful study adjoins the sitting room, offering an ideal home office or reading space, with direct access to the rear garden.

The ground-floor bathroom has been stylishly refitted with a new suite, featuring a roll-top bath and walk-in shower, providing a luxurious finish.

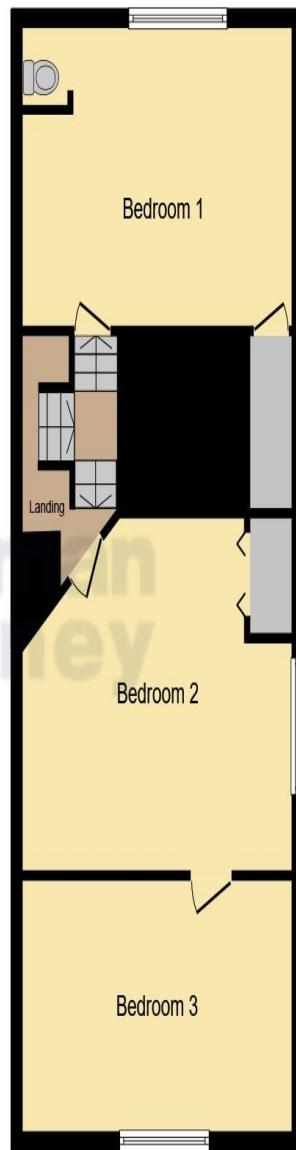
Upstairs, there are three bedrooms arranged in a flexible layout, with bedroom three accessed via bedroom two. The main bedroom benefits from its own WC.

Set on a generous plot, the property offers excellent potential to extend (STP). The rear garden, measuring approximately 156 ft (48 m), is mainly laid to lawn, providing a tranquil and private outdoor space for relaxing or entertaining. It also features an outbuilding with power and light plus off road parking for multiple vehicles.





Ground Floor



First Floor

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To the front, a charming gravel pathway leads you through the garden to the welcoming entrance of the cottage.

Situated on a quiet street within a thriving community, the village offers an excellent range of amenities including a modern village hall, a large recreation ground with a new sports pavilion, a charming phone box library, The Side Quest public house, and a popular Chinese takeaway and fish and chip shop. The highly regarded, OFSTED - rated "Good" primary school is conveniently located just across the border in Great Shelford.

Living room - 4.05m x 5.15m (13'3 x 16'11)

Kitchen / diner - 4.34m x 5.54, (14'3 x 18'2)

Study - 2.90m x 2.68m (9'6 x 8'9)

Bathroom

Bedroom one - 5.54m x 4.47m (18'1 x 14'6)

Bedroom two - 5.54m x 4.05m (18'1 x 13'2)

Bedroom three - 5.54m x 2.88m (18'1 x 9'4)

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