



May Pasture, Great Shelford, CB22 5FA

**CHEFFINS**

# May Pasture

Great Shelford,  
CB22 5FA

5 4 2

Guide Price £1,600,000

A rather special opportunity to purchase a substantial, detached residence extending to just over 3000 square feet, with versatile accommodation arranged over three floors including self contained studio/annexe with its own independent access. Occupying a most desirable position at the end of this cul-de-sac with grounds in all of just about 0.25 of an acre with driveway and double garage. The property enjoys an open vista to the rear across the Gog Magog Hills with railway in the distance.





## 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.

**ENTRANCE PORCH**

with oak frame, tiled roof, outside light, solid timber entrance door leading into:

**ENTRANCE HALLWAY**

coved ceiling with inset downlighters, staircase rising to the upper floors, engineered oak flooring with underfloor heating, double glazed window to the front and open studwork with oak beams leading to:

**FAMILY ROOM**

with coved ceiling, underfloor heating, and a pair of double glazed windows to the side.

**SITTING ROOM**

exposed timbers, coving, feature fireplace with logburning stove with oak bressumer, natural brick chimney breast and hearth, engineered oak flooring with underfloor heating, double glazed windows to the front and rear and twin panelled and double glazed doors leading out to garden.

**KITCHEN/DINING ROOM**

Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with undermount butler style sink unit with mixer tap and separate boiling water/drinking water tap, space for cooking Range, brushed stainless extractor hood, fitted wine cooler, plumbing and space for American style fridge/freezer, tiled floor with underfloor heating, Kickspace lighting, dresser unit, panelled and double glazed doors to the side and double glazed window to the rear overlooking the garden.

**UTILITY ROOM**

range of storage cupboards, granite working surfaces and undermount sink unit and mixer tap, coved ceiling, extractor fan, downlighters, tiled floor with underfloor heating, double glazed window to the side, panelled and double glazed door leading to outside.

**HOME OFFICE/STUDY**

coved ceiling, downlighters, engineered oak flooring with underfloor heating, double glazed window to the front, door to the side with staircase rising to Annexe and personal door leading through to Double Garage.

**ON THE FIRST FLOOR****GALLERIED LANDING**

engineered oak flooring with underfloor heating, coved ceiling with downlighters, shelved linen cupboard, underfloor heating controls. Staircase rising to the second floor.

**BEDROOM 1**

ceiling with inset downlighters, engineered oak flooring with underfloor heating, range of fitted wardrobes to one wall, double glazed window to the rear.

**ENSUITE SHOWER ROOM**

fitted with white four piece suite, large walk-in tiled shower, hand held rose, glazed sliding door, dual flush w.c., bidet and wash hand basin with mixer tap and storage drawer below, tiled floor with underfloor heating, heated towel rail/radiator, tiled walls, recessed mirror, shaver point, downlighters, extractor fan, double glazed and frosted window to the side.

**BEDROOM 2**

coved ceiling, fitted wardrobe cupboard, engineered oak flooring with underfloor heating, double glazed windows to the front.

**ENSUITE SHOWER ROOM**

tiled walk-in shower, glazed sliding doors, drencher shower head, hand held rose, low level w.c., and wash hand basin with storage cupboard below, tiled floor with underfloor heating, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

**BEDROOM 3**

coved ceiling, engineered oak flooring with underfloor heating, double glazed window to the rear.

**BEDROOM 4**

coved ceiling, engineered oak flooring with underfloor heating, double glazed window to the front.

**FAMILY BATHROOM**

fitted with white three piece suite comprising tiled panelled bath with glazed shower doors, mixer/shower tap, dual flush w.c., and pedestal wash hand basin, tiled walls, tiled floor with underfloor heating, heated towel rail/radiator, inset downlighters, extractor fan, double glazed and frosted window to the front.

**ON THE SECOND FLOOR****LANDING****BEDROOM 5**

engineered oak flooring with underfloor heating, storage cupboards, further cupboard housing pressurised hot water cylinder, double glazed rooflight.

**ANNEXE**

cleverly designed with its own independent access or canopy used as part of the main house. Staircase rising to:

**LANDING**

with double glazed dormer window, inset downlighters, radiator.

**BED/SITTING ROOM**

radiator, kitchen unit with sink, hob and fridge/freezer, storage cupboard, plumbing and space for automatic washing machine, a pair of double glazed windows to front and side.

**ENSUITE SHOWER**

fitted with white suite comprising tiled shower cubicle with glazed door, pedestal wash hand basin and low level dual flush w.c., heated towel rail/radiator, shelving, tiled floor, extractor fan, and lighting.

**OUTSIDE**

The property is located at the end of the cul-de-sac with gravelled driveway/parking area with flowering and shrub beds, gated access to either side and access to INTEGRAL DOUBLE GARAGE with a pair of twin remote control timber doors to the front, power and light connected, wall mounted Worcester gas fired boiler and solar panel controls as well as understairs storage cupboard.

Rear garden with paved patio, outside lighting and tap, principally laid to lawn enclosed by hedging and fencing with far reaching views over the Gog Magog Hills.

**AGENTS NOTES**

Tenure - Freehold  
Council Tax Band - G  
Property Type - Detached House  
Property Construction - Brick with Tiled Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 3050  
Parking - Garage and Driveway

**UTILITIES/SERVICES**

Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas Fired Central Heating  
Broadband - Fibre to the Property  
Mobile Signal/Coverage - Good

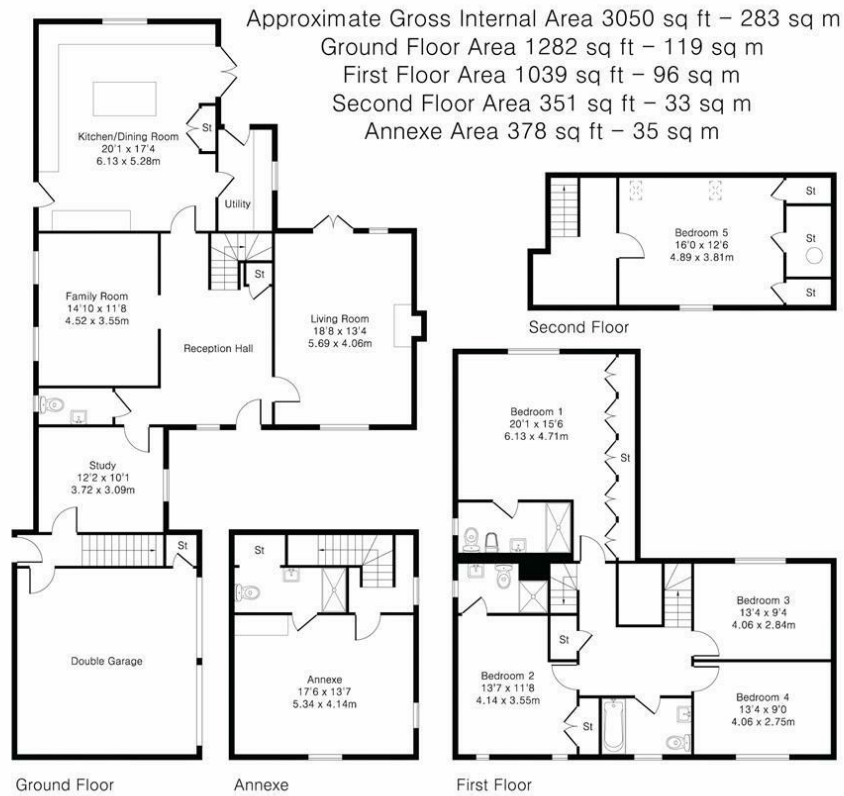


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>98</b>	<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £1,600,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire  
 District Council





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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.