



High Green, Great Shelford, CB22 5EG

CHEFFINS

High Green

Great Shelford,
CB22 5EG

A substantial detached residence extending to about 2610 square feet offering versatile and well proportioned accommodation with potential for self-contained annexe. This fine home stands within its own established grounds of about 0.38 of an acre forming part of this highly regarded well served village just a few miles south of the city.

5 3 3

Guide Price £1,450,000





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.

COVERED ENTRANCE

with pitch tiled roof and carriage lamp with a panelled and glazed front door leading into:

ENTRANCE HALLWAY

staircase rising to the first floor with painted newel post and spindles and natural timber handrails with understairs storage cupboard, parquet flooring, double panelled radiator.

LIVING ROOM

with windows to the front and side with a panelled and glazed door leading out to the rear, parquet flooring, feature fireplace with stone mantel and surround, tiled hearth fitted with logburning stove, radiator.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with 4 oven gas fired Aga with an additional 2 gas rings, stone working surfaces with one and a half bowl undermount sink unit with grooved drainer, central island unit incorporating breakfast bar with stone surfaces and cupboards and drawers below, fitted Whirlpool electric oven, fitted and concealed fridge/freezer, fitted and concealed dishwasher, ceiling with inset downlighters, tiled floor, part vaulted ceiling with double glazed Velux rooflights, twin double glazed doors and windows to the rear leading out to the garden and timber latch door with secondary staircase to first floor, walk-in pantry cupboard with fitted wall shelving, tiled floor, window to the side and access to understairs storage cupboard.

FAMILY ROOM

approached via folding doors from Kitchen/Dining Room, ceiling with inset downlighters, wood flooring, feature fireplace with log burning stove, radiator and window to the front.

STUDY

with wooden flooring, radiator, windows to the front and side.

REAR HALL

tiled floor, radiator, window to the rear, glazed door leading to outside.

CLOAKROOM

with white suite comprising low level w.c., wash hand basin with cupboard below, tiling to splashbacks, radiator, tiled floor and window to the rear.

UTILITY ROOM

rolltop working surfaces with inset single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, window to the front and door through to Annexe.

ON THE FIRST FLOOR**SPACIOUS LANDING**

with vaulted ceiling with exposed beams and timbers, radiator, window to the front.

BEDROOM 1

with range of fitted wardrobes and storage cupboards, radiator, window to the side and rear.

ENSUITE BATHROOM

with a white four piece suite comprising tiled shower, glazed sliding doors, panelled bath with mixer shower tap, pedestal wash hand basin and low level w.c., heated towel rail, radiator, double glazed window to the rear.

BEDROOM 2

range of fitted wardrobe cupboards, fitted desk, radiator, window to the front.

BEDROOM 3

fitted wardrobe and drawers, radiator, window to the front and second door giving access to:

REAR LANDING

staircase leading to Kitchen, cupboard housing insulated hot water tank and shelving, wall mounted Worcester gas fired boiler providing domestic hot water and central heating system, part vaulted ceiling with exposed beams and timbers.

SHOWER ROOM

fitted with white suite comprising tiled shower cubicle, glazed sliding door, wash hand basin with storage cupboard below, low level dual flush w.c., part vaulted ceiling with exposed timbers and extractor fan, heated towel rail/radiator, tiled floor and part frosted window to the front.

BEDROOM 4

chimney breast with Victorian cast iron fireplace, fitted cupboard to chimney breast recess, radiator, double glazed window.

REAR LANDING**POTENTIAL ANNEXE**

accessed via Utility Room or its own independent access door. Please note that the Utility Room could be converted to be used as a kitchen for a self-contained annexe if required.

SITTING ROOM

with fitted desk and adjustable wall shelving, staircase rising to the first floor, windows to two aspects, panelled and glazed door to the side. Staircase with painted newel post and spindles and natural timber handrail leading to:

BEDROOM 5

with windows to two aspects, radiator, ceiling with downlighters, large storage cupboard.

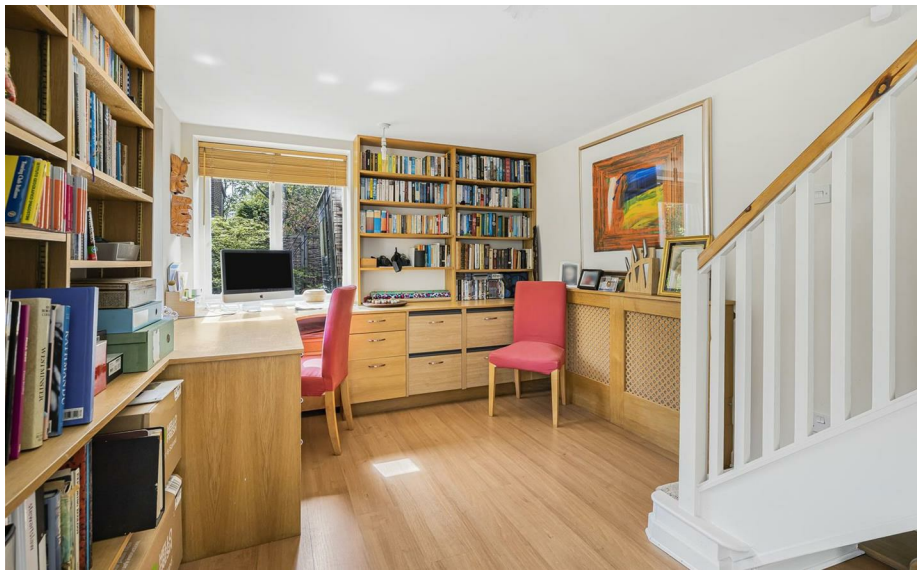
ENSUITE BATHROOM

fitted with white three piece suite comprising pedestal wash hand basin, panelled bath with shower above and low level w.c., radiator, window to the side.

OUTSIDE

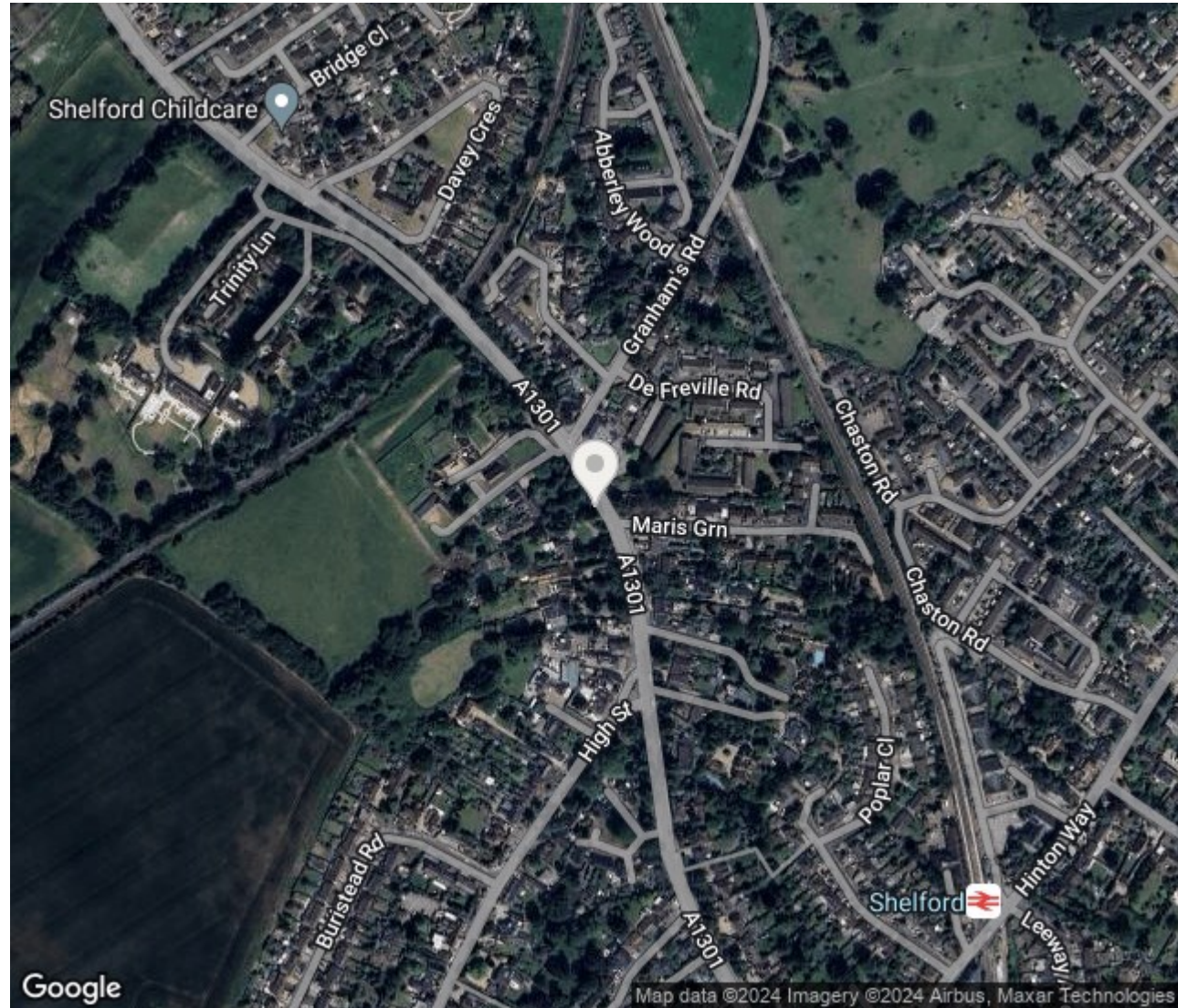
The property is located on High Green accessed via gravelled driveway leading to two properties, private gravelled driveway with hardstanding for several vehicles, deep and enclosed front garden which is principally laid to lawn with well stocked flowering and shrub borders and a number of mature trees with a paved terrace to the front and further lawned area to the side with covered bicycle store.

Rear garden which is enclosed by fencing principally laid to lawn with well stocked flowering and shrub beds, paved patio area with pergola, outside lighting and gated access to the front.

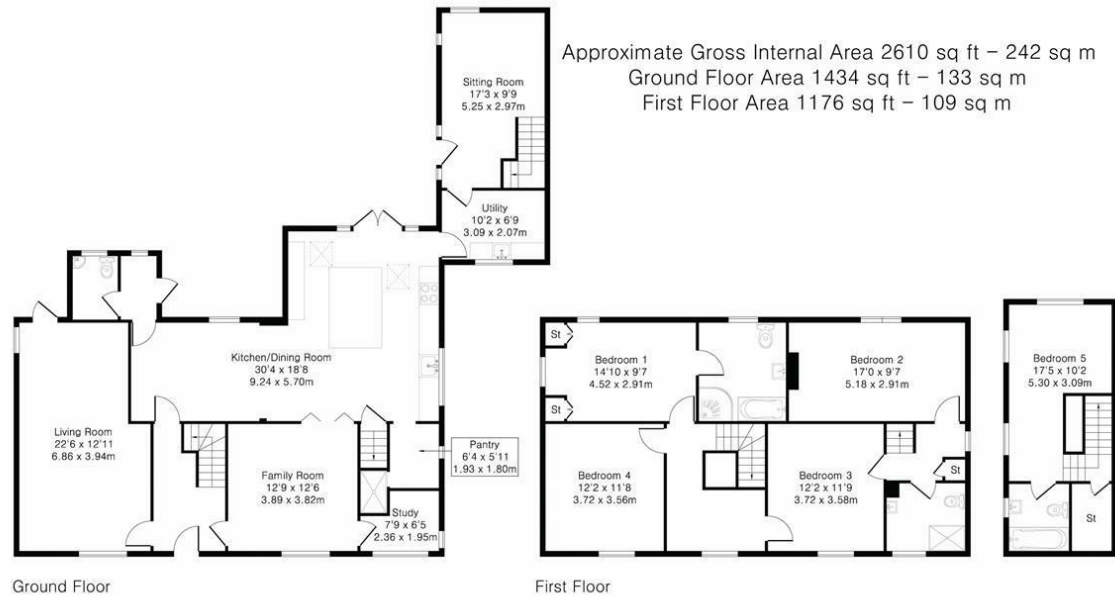


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Guide Price £1,450,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council







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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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.