



Priams Way, Stapleford, CB22 5DT

**CHEFFINS**



# Priams Way

Stapleford,  
CB22 5DT

6 3 4

Guide Price £1,450,000

- Stunning 6 Bedroom Family Home Set Within A Quiet Position
- Substantial Kitchen With An Extensive Range Of Bespoke Cabinetry
- Generous Entrance Hall With Stone Tiled Flooring
- Extremely Well Proportioned Reception Rooms
- Sitting Within Around A 1/4 Acre Plot (Approx.)
- Large Study/Family Room With Extensive Bookcasing & Large Desk
- Highly Versatile Accomodation Across The Two Floors
- U Shaped Driveway With EV Charging Point
- Private And Expertly Landscaped Rear Garden With Log Cabin

A unique and exciting opportunity to acquire a most impressive and substantial individual detached residence of style and panache providing exceptionally well proportioned and versatile living accommodation extending to about 3,000 sqft and occupying an outstanding and quite delightful position in Stapleford within easy reach of a vast range of local amenities and Shelford's main line station.





## LOCATION

Stapleford is located approximately 5.5 miles south of the centre of the historic University City of Cambridge. Stapleford offers excellent everyday shopping amenities, including a grocery store, post office, convenience store, and the popular Blue Lion pub and restaurant. The nearby villages of Great Shelford and Sawston provide additional shopping options, pubs, and doctor's surgeries. For supermarket shopping, residents can visit Sainsbury's Eddington (5.6 miles), Waitrose Trumpington (3.1 miles) or the Tesco superstore at Fulbourn (5.3 miles). Great Shelford train station, just 0.3 miles away, offers direct services to Cambridge in 8 minutes and to London Liverpool Street in 1 hour 24 minutes. The high-tech university city of Cambridge, 5.5 miles to the north, boasts comprehensive shopping, schooling, recreational, and cultural facilities. Stapleford has a pre-school and a primary school, with secondary education available at Sawston Village College. Cambridge also hosts renowned independent schools, including St John's and King's College Prep Schools, The Leys, The Perse, The Stephen Perse, St Faith's, and St Mary's.



**STORM PORCH**

over panelled glazed entrance door with side panel glazing leading through into:

**EXTENSIVE ENTRANCE HALLWAY**

with stone tiled flooring, part vaulted and coved ceiling, double doors providing access into cloaks cupboard, wall mounted lighting, stairs rising to first floor accommodation with large understairs storage cupboard, radiator, panelled glazed doors leading into respective rooms, double glazed window to front aspect.

**CLOAKROOM**

comprising a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, stone effect rolltop work surface, heated towel rail, stone tiled flooring, coved ceiling, double glazed window fitted with privacy glass out onto front aspect.

**SITTING ROOM**

A generous and well proportioned room with wood flooring, coved ceilings, space and lining for woodburning stove with open brick surround, wooden mantel, stone hearth, coved ceilings, wall mounted uplighting, double panelled radiator, double glazed window to front aspect and opening through into:

**LIVING ROOM**

with continuation of wood flooring, detailed coved ceiling, wall mounted uplighters creating a wonderful atmosphere to the room, double panelled radiator, double glazed windows overlooking garden with a set of panelled glazed double doors leading through into:

**OPEN PLAN KITCHEN/DINING ROOM**

Kitchen area with a most impressive collection of handmade wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone work surface with inset dual butler style sink with hot and cold mixer tap, drainer to side, Rangemaster range cooker with 5 ring gas burner and hotplate to the side with extractor hood above, space and plumbing for dishwasher as well as space and plumbing for American style fridge/freezer. This area is then surrounded by an extensive range of full height cabinetry with a number of fitted shelving including pantry stores, centrally positioned is a large kitchen island with continuation of the stone work surface either side to create a breakfast bar, further storage units include panelled glazed display cabinets and other clever corner units, pull-out carousels, stone tiled flooring, vertical radiator, LED downlighters, wall mounted uplighters, coved ceiling, radiators and a set of wide double glazed French doors leading out onto garden and a panelled glazed door with footwell leading out to side patio area.

**UTILITY/BOOT ROOM**

with an extensive range of wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with one and a quarter bowl sink with hot and cold mixer tap, drainer to side with tiled splashback, space and plumbing for washer, as well as space for dryer and fridge/freezer, further storage is available in the form of the custom built and fitted full height cupboards, open storage area with fitted railings and shelving ideal for coats and boots, engineered wood flooring, coved ceiling, panelled glazed door leading out onto side access and a panelled glazed door leading into:

**STUDY**

with engineered wood flooring, full height range of built-in fitted shelves and cupboards, wall mounted desk, wall mounted uplighters, LED downlighters over bookcasing, radiator, double glazed window overlooking front garden.

**ON THE FIRST FLOOR**

which is accessed via a split-level staircase onto:

**LANDING**

with two loft access points, corner bench unit with lids providing access to storage space, sliding timber slatted doors accessing airing/linen cupboard, panelled door provides access to further storage cupboard with fitted timber shelving, radiator, part of the landing has exposed timber flooring, cleverly designed area with vaulted ceiling, four Velux skylights providing a large entry point of light into the space providing a light and airy feel. Panelled door provides access to boiler cupboard which houses the wall mounted gas fired boiler as well as the Megaflow pressurised hot water cylinder providing hot water and heating for the property.

**FAMILY BATHROOM**

which comprises of a 4 piece suite with large panelled bath with hot and cold mixer bath tub, shower head attachment, large shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, dual wash hand basin with two hot and cold mixer taps, tiled surround, built-in storage cupboards with fitted shelving underneath wash hand basin, marble effect upstand, dual shaver point, wall mounted uplighters, tiled flooring, heated towel rail, extractor fan, double glazed windows fitted with privacy glass out onto side aspect.

**PRINCIPAL BEDROOM SUITE**

with coved ceiling, set of double slatted timber doors providing access into built-in wardrobe with fitted railings and shelving, plenty amount of space for further storage furniture, double panelled radiator, wall mounted lighting, inset LED downlighters, double glazed window providing wonderful views over the rear garden and a panelled door providing access into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle with dual mounted shower head and accessed via a glazed sliding door, low level w.c., with concealed hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, dual shaver point, further wall mounted lighting and shaver socket, wall mounted mirror cupboard, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 2**

with coved ceiling, set of double slatted timber doors providing access into built-in wardrobe with fitted railings and shelving, plenty amount of space for further storage furniture, double panelled radiator, wall mounted lighting, inset LED downlighters, double glazed window overlooking front garden and a panelled door providing access into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle with dual mounted shower head and accessed via a glazed sliding door, low level w.c., with concealed hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, dual shaver point, further wall mounted lighting and shaver socket, wall mounted mirror cupboard, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 3**

with a number of timber slatted doors providing access into built-in wardrobes with fitted shelving and railings, exposed timber flooring, radiator, double glazed windows overlooking garden.

**BEDROOM 4**

with a number of timber slatted doors providing access into built-in wardrobes with fitted shelving and railings, exposed timber flooring, radiator, double glazed windows overlooking garden.

**BEDROOM 5**

with picture rails, radiator, double glazed windows to front aspect.

**BEDROOM 6**

with exposed timber flooring, radiator, double glazed window overlooking garden.

**STUDY/BEDROOM 7**

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window to front aspect.

**OUTSIDE**

The front the property is approached off Priams Way via a dropped tarmac kerb leading onto a tarmac U-shaped driveway with two access points, one in Hawthorne Road and one in Priams Way, providing parking for many vehicles. To the right hand side of the driveway is an EV charging point as well as outside electric points. Centrally positioned in the front is a half-crescent area laid to lawn, in front of a meticulously arranged and maintained bedded area full of mature shrubs, herbs and flowering plants and trees also enclosed by a low level brick wall to create a nice sense of enclosure and privacy from the surrounding area. There is some trellising which enjoys a mature set of climbing roses surrounding the ground floor windows creating a truly stunning look to the property upon arrival full of colour and character.

To the rear is a fantastic and well maintained rear garden which is principally laid to lawn with a paved patio area led directly off the rear part of the property both from the French doors and side door in the kitchen. Both areas provide an excellent space to allow for both relaxing and entertaining. There are a handful of stocked beds surrounding the side patio area with mature shrubs and flowering plants. A continuation of this patio via a paved pathway provides access down the garden and to the left hand side borders of the main lawned are. To the right hand side is an extensive and well stocked bedded area full of mature shrubs, bushes as well as a handful of trees. Centrally located in this is two sets of raised beds full of plants such as flat leaf parsley. In the corner of this bedded area is a magnificent mature tree. Following the paved pathway eventually provides access to a large log cabin which is fitted with power and lighting as well as double glazed windows and accessed via a set of panelled and double glazed double doors providing not only storage space but also potential for outside studio/office and there are external power points and lighting to the front of the log cabin. To the very rear of the garden is a strategically crafted raised bed created out of large timber sleepers and this was formed by the vendor as there was formerly a harsher gradient to the rear and this has now created a much more level garden and provides a rather attractive and well stocked bedded area full of mature shrubs and flowering plants as well as trees at eye level. The atmosphere is further enhanced by several mounted LEDs on this rear wall. Adjacent to this are three compost bins as well as a timber store. On the left hand side of the garden boundary is a further well maintained and well stocked bed once again full of mature shrubs and trees.

To the left hand side of the property is a continuation of this bedded area which then becomes a raised bed via a low level brick wall. A continuation of the paving stones provides an access pathway leading to a secure gate and high timber fencing which leads back round to the front. The property also enjoys access via the aforementioned right hand side patio area via a secure timber gate and high timber fencing.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

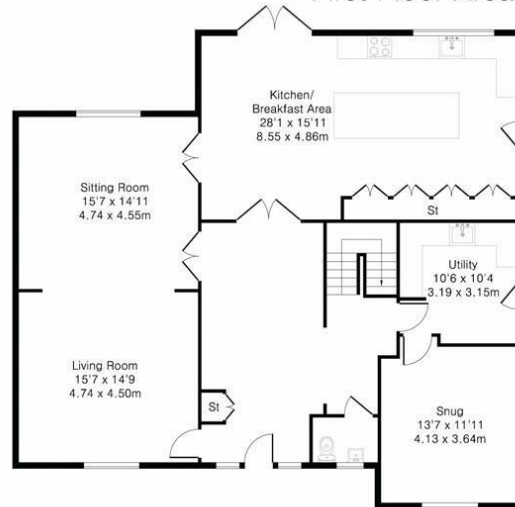




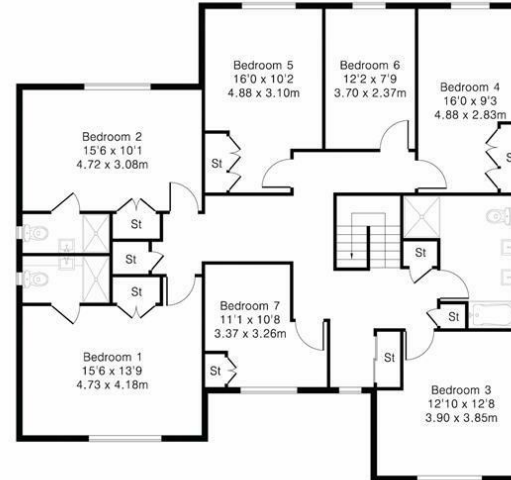




Approximate Gross Internal Area 3006 sq ft – 279 sq m  
 Ground Floor Area 1533 sq ft – 142 sq m  
 First Floor Area 1473 sq ft – 137 sq m



Ground Floor



First Floor



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.