



Meldreth Road, Shepreth, SG8 6PS

CHEFFINS

Meldreth Road

Shepreth,
SG8 6PS

3 2 1

Guide Price £650,000

- Easy Access to Mainline Rail Station with Links to London Kings Cross and Cambridge
- Workshop/Office and Separate Garden Room Office
- High Specification Throughout
- Sought After Village Location
- Driveway Parking

A unique and stylish three bedroom semi detached home situated within the centre of the sought after South Cambridgeshire village of Shepreth. The high specification accommodation benefits from being sympathetically extended now offering 1320 sq. ft. of flexible living arranged over two floors with added benefit of a south facing landscaped garden, a generous garden office and ample driveway parking leading to the Office/Workshop.





LOCATION

The property is located within the highly sought after South Cambridgeshire village of Shepreth which has its own fine church, inn and own main line station providing a commuter service to Cambridge and London. The village is conveniently located about 7 miles south west of the university City of Cambridge and is well placed for access to major routes.

ENTRANCE HALLWAY

With entrance door, engineered oak flooring, stairs to the first floor, door to guest cloakroom, glazed door to:

DINING AREA

With engineered oak flooring, stable door to side access, Under Stairs Storage area with space & connections for Washing machine and under surface fridge or freezer, open to living room and kitchen.

KITCHEN AREA

With window to the front aspect, bespoke fitted two tone kitchen with wooden inserts, Corian counter with inset sink and a half with mixer tap over, integrated Neff chest level double oven with the upper oven being a combined oven/microwave, warmer drawer below, wine fridge, Neff fridge with lower "Fresh Safe" section, engineered oak flooring, bifold doors opening to the garden.

LOUNGE AREA

With window to the rear and side aspect, large Velux windows over, bespoke fitted media wall with shelves and cupboards, wood burning stove, engineered oak flooring, bifold doors opening to the garden.

GUEST CLOAKROOM

With window to the front aspect, contemporary suite comprising; low level

wc with eco flush button, counter with inset basin with mixer tap over, part tiled walls, tiled floor, electric underfloor heating.

FIRST FLOOR

LANDING

With cupboard housing boiler, doors to:

PRINCIPAL BEDROOM

With window to the front aspect, fitted wardrobes and under eaves bench storage cupboards, loft access via hatch, door to:

EN-SUITE SHOWER ROOM

With Velux window, suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted basin with chrome mixer tap over, corner shower with glass and chrome sliding door, tiled floor, part tiled walls, chrome heated towel rail.

BEDROOM 2

With window to the rear aspect, Velux window, under eaves bench storage cupboard.

BEDROOM 3

With window to the front aspect, fitted wardrobes.

FAMILY BATHROOM

With Velux window, contemporary suite comprising; low level wc with hidden

cistern and eco flush plate, pedestal wash basin with chrome mixer tap, shower bath with glass and chrome screen, chrome heated towel rail, part tiled walls, tiled floor.

OUTSIDE

The front of the property offers ample driveway parking leading to the entrance door and features a decorative slate area, outside tap and a timber clad Office / Workshop, slate roof, fully insulated, double glazed, large Velux roof light, computer data point with easy excess entrance. (or disabled excess)

The fully enclosed landscaped garden is mostly laid to patio with a raised feature flower bed, a selection of fruit trees, an insulated timber clad garden office with slate roof and adjoining store, external lights and a covered pathway leading to the gated side access.







Approximate Gross Internal Area 1628 sq ft – 152 sq m
 Ground Floor Area 720 sq ft – 67 sq m
 First Floor Area 600 sq ft – 56 sq m
 Outbuilding Area 308 sq ft – 29 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	100
(81-91) B	79
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £650,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire



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.