



Cambridge Road, Great Shelford, CB22 5JS

CHEFFINS

Cambridge Road

Great Shelford,
CB22 5JS

- Detached Family Home
- Four Bedrooms
- Open-Plan Kitchen/Dining Room
- Large Sitting Room With Doors Onto Garden
- Substantial Top-Floor Principal Bedroom Suite
- 120-Foot Long Rear Garden
- Off-Road Parking
- Sawston Village College Catchment
- Offered With No Onward Chain

A unique opportunity to acquire a well-proportioned detached family home, with accommodation set across three floors, offering a high degree of flexibility. The house occupies a very attractive plot with an extensive, secluded rear garden, and is in a most convenient location, providing easy access to a wealth of local amenities, Cambridge, Shelford Station and other major commuter links.

4 3 2

Guide Price £745,000





LOCATION

Cambridge Road in Great Shelford is a highly desirable location that offers residents the perfect blend of village life and convenient access to key amenities. The property is ideally situated within the catchment area for the well-regarded Sawston Village College and Great & Little Shelford Primary School, making it an excellent choice for families. Just under a mile away, the heart of Great Shelford village provides a variety of amenities, including a well-stocked Tesco Express, independent shops, and a selection of charming cafes. The village is also home to several pubs, such as The Navigator, and The Shelford Delicatessen, offering local dining options within a welcoming community atmosphere. For commuters, Shelford rail station is conveniently close, offering direct trains to London Liverpool Street. Cambridge city centre, known for its historic colleges, vibrant shopping districts, and cultural attractions, is just a 10-minute drive away. The area is also well-served by the nearby M11 motorway, providing quick access to London, Stansted Airport, and other major destinations. Additionally, the new Cambridge South Station, set to open in 2025 and located just two miles away, will offer direct trains to London King's Cross, further enhancing the area's appeal. The surrounding countryside offers plenty of opportunities for walking and cycling, with picturesque routes leading through nearby villages and along the River Cam. This combination of excellent schools, convenient amenities, and superb transport links makes Cambridge Road in Great Shelford an ideal location for a balanced and well-connected lifestyle.

STORM PORCH

with paved flooring, panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with inset footwell, engineered oak flooring, stairs rising to first-floor accommodation with understairs storage cupboard and a further open area for coat and shoe storage, radiator, inset LED downlighters, wall-mounted thermostat, doors leading into respective rooms.

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, continuation of the engineered oak flooring from the entrance hallway, radiator, fitted shelving, wall-mounted mirror, inset LED downlighters, extractor fan.

OPEN PLAN KITCHEN/DINING ROOM

comprising soft-close wall- and base-mounted cupboards and drawers, wood-effect roll-top work surfaces with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated and concealed fridge/freezer, integrated four-ring Bosch ceramic hob with tiled splashback, concealed extractor hood above, and adjacent to this an integrated Bosch double oven, integrated and concealed Bosch dishwasher and Indesit washer/dryer, tiled flooring, double-glazed window to front aspect, inset LED downlighters, opening through into Dining Area with continuation of the tiled flooring, radiator, set of panelled glazed double doors leading through into:

SITTING ROOM

with engineered oak flooring, coved ceiling, inset LED downlighters, radiators, almost full-width double-glazed windows and French doors, providing a large entry point of light and a wonderful view of the garden, with easy access onto the patio.

ON THE FIRST FLOOR

LANDING

with stairs rising to second-floor accommodation, inset LED downlighters, radiator, understairs storage cupboard containing wall-mounted, gas-fired boiler, fitted timber shelving. Storage cupboard with pressurised hot water cylinder and fitted timber shelving. Doors leading into respective rooms.

FAMILY BATHROOM

comprising a three-piece suite with combined shower and bath with wall-mounted shower head and hot and cold mixer bath tap, low-level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel rail, wall-mounted mirror, wood-effect flooring, inset LED downlighters, extractor fan, double-glazed window fitted with privacy glass out onto front aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, inset LED downlighters, double-glazed window to front aspect with door into:

ENSUITE SHOWER ROOM

comprising a three-piece suite with shower cubicle with wall-mounted shower head and accessed via a glazed shower door, low-level w.c.

with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall-mounted mirror with light above, wood-effect flooring, inset LED downlighters, extractor fan, double-glazed window fitted with privacy glass out onto side aspect.

BEDROOM 3

with radiator, inset LED downlighters, double-glazed window overlooking garden.

BEDROOM 4

with radiator, inset LED downlighters, double-glazed window overlooking garden.

ON THE SECOND FLOOR

LANDING

with inset LED downlighters, double-glazed window fitted with privacy glass out onto side aspect, door leading through into:

PRINCIPAL BEDROOM SUITE

An exceptionally large room, offering a high degree of versatility, with a range of eaves cupboards providing extensive and easily accessible storage, radiators, two Velux skylights, a home-office nook with custom-fitted desk, double-glazed window

ENSUITE BATHROOM

comprising a three-piece suite with large shower cubicle, wall-mounted shower head accessed via a glazed shower door, low-level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wood-effect flooring, inset LED downlighters, double-glazed window fitted with privacy glass out overlooking rear garden.

OUTSIDE

To the front, the property is reached off Cambridge Road via a tarmac dropped-kerb, leading onto a gravelled driveway with parking for two vehicles. The driveway is bordered on the left by mature hedges, trees and a timber fence. A paved path, featuring low-level timber planters, runs along the front of the house to the entrance door.

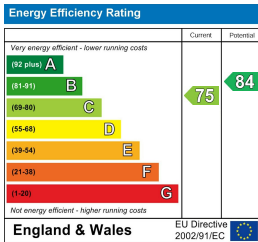
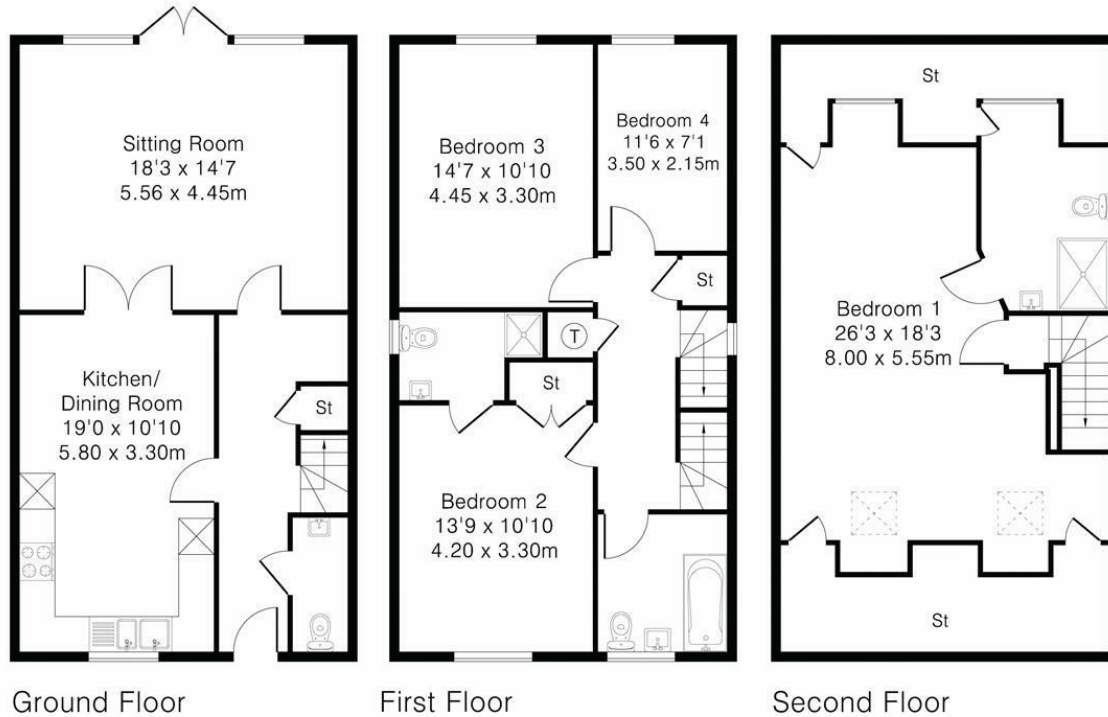
To the rear of the property is an extremely private, lengthy (120-foot) garden, principally laid to lawn, with a full-width area laid to patio, providing a wonderful space to relax and entertain. The patio area is bordered by two, well-stocked raised beds, with steps down to the main garden area, which is bordered on both sides by timber fencing and mature shrubs and trees. As you near the far end of the garden there is another hardstanding paved area and a large timber shed, providing 135 square feet of storage. To the left of the house is a paved pathway leading off the main patio via a secure timber gate; this pathway includes an outside water tap and a Type 2 Universal EV charging point, easily accessible from the parking spaces on the driveway.







Approximate Gross Internal Area 1853 sq ft – 172 sq m
 Ground Floor Area 617 sq ft – 57 sq m
 First Floor Area 618 sq ft – 57 sq m
 Second Floor Area 618 sq ft – 58 sq m



Guide Price £745,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire



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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.