



Tunwells Lane, Great Shelford, CB22 5LJ

**CHEFFINS**

## Tunwells Lane

Great Shelford,  
CB22 5LJ

A unique and very special opportunity to acquire a substantial and imposing semi-detached Victorian residence providing exceptionally well proportioned and versatile living accommodation set over three storeys together with a generous mature plot extending in all to about 0.427 acres which includes a separate rear access lane from Station Road. The property provides great potential for sympathetic updating, alteration and enlargement subject to planning consent, and also has the benefit of a courtyard style parking area to front and driveway leading to double garage.

6 2 2

Guide Price £1,600,000





## LOCATION

The property occupies an outstanding and prominent position right in the heart of this highly sought after and most desirable village conveniently located just to the south of the city and within a short walk of a vast range of local amenities including Shelford's own main line station. Great Shelford is so well placed for access to the Addenbrookes Campus, Gog Magog Hills and Babraham Road Park and Ride. The village is also well placed for access to major routes including the M11 motorway which links to the A14 and M25. The village benefits from an excellent range of both independent and high street shops as well as a local library, healthcare services, a fine church and local inns/restaurant.

**COVERED PORCH**

with a step up to a decorative tiled step and part glazed entrance door leading to:

**RECEPTION HALL**

with matwell, radiator, ornate corncicing and opening to:

**INNER HALL**

with coat hooks, staircase leading up to first floor, built-in storage cupboard understairs with trap door leading down to former coal cellar which has an access door from the outside, further built-in shelved storage cupboard, glazed door to side aspect.

**PRINCIPAL RECEPTION ROOM**

with feature fireplace with tiled inserts and hearth, inset gas coal effect fire, marble sides and mantel over, high ceilings with decorative corncicing and ceiling roses, recess to either side of chimney breast with fitted shelved storage cupboards and open shelving above, two radiators, serving hatch from kitchen, full height sliding sash windows with secondary glazing to front aspect, picture rail and full height part glazed doors leading to:

**STUDY**

with radiator, high roof light void and full height sealed unit double glazed windows and a pair of full height sealed unit double glazed doors leading to paved terrace and rear gardens.

**DINING ROOM**

with high ceiling and moulded cornices, picture rail, ceiling rose, large feature bay window to front aspect with three sliding sash windows, attractive central cast iron firegrate with tiled inserts, marble sides and mantel, double radiator.

**KITCHEN/BREAKFAST ROOM**

with an inset stainless steel sink unit with cupboards below, integrated Hotpoint dishwasher, extensive base units comprising work surfaces with cupboards and drawers below, integrated oven and grill and a 4 point gas hob set into worktop with concealed extractor cooker hood above, extensive range of wall storage cupboards, serving hatch to principal reception room, former fireplace style recess with double radiator, built-in storage cupboards to either side with shelving, space for upright fridge/freezer, ceramic tiled floor, sealed unit double glazed windows to rear aspect overlooking the rear gardens, door to:

**UTILITY ROOM**

with single drainer stainless steel sink unit with cupboards below, space for appliances to side, space and plumbing for washing machine, range of wall storage cupboards, ceramic tiled floor, sealed unit double glazed windows to rear aspect overlooking the gardens.

**REAR LOBBY**

with built-in shelved storage cupboard, part ceramic tiled floor, part glazed door to covered side passage and door to:

**CLOAKROOM**

with low level w.c., corner wash hand basin, part panelled walls to dado height, wall mounted radiator/towel rail, shelved cupboards and sealed unit double glazed window to rear aspect with frosted glass.

**ON THE FIRST FLOOR****STAIRCASE LEADING TO HALF LANDING**

with sliding sash window with secondary glazing to side aspect and further stairs to:

**MAIN LANDING**

with traditional style radiator, moulded corncicing, and staircase to second floor.

**BEDROOM 1**

with moulded cornices, radiator, three sets of sliding sash windows with secondary double glazing to front aspect.

**BEDROOM 2**

with radiator, built-in wardrobes with cupboards above, two secondary double glazed sliding sash windows to front aspect, moulded cornices.

**BEDROOM 3**

with radiator, recess with fitted bookshelves, corner vanity unit with wash hand basin with tiled splashbacks, cupboards below, wall mirror above, picture rail, moulded cornices, built-in wardrobe with cupboards above and sliding sash windows to rear aspect with views over the gardens.

**BEDROOM 4**

with moulded cornices, sliding sash window to rear aspect with views over the rear gardens and built-in cupboard with shelving which also houses a wall mounted gas fired boiler, fitted bookshelves, further high level storage cupboards.

**BATHROOM**

with white suite comprising bath, wall mounted electric shower unit and sliding doors, vanity style unit with wash hand basin and cupboards below, integrated low level w.c., part ceramic tiled walls, radiator, wall mirror and feature sliding sash windows with stained glass panels and frosted glass to rear aspect, corner shower cubicle with ceramic tiling.

**STAIRCASE FROM MAIN LANDING**

up to:

**SECOND FLOOR****LANDING**

with sealed unit double glazed Velux window to side aspect.

**BEDROOM 5**

with former fireplace with decorative surround and mantel over, two doors leading to built-in eaves storage cupboard, further eaves storage cupboard and radiator, sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens.

**BEDROOM 6**

with sliding sash window to front aspect.

**SHOWER ROOM**

with corner shower cubicle with wall mounted electric shower unit, sliding doors, vanity unit with wash hand basin and cupboards below, low level w.c., large walk-in storage cupboard, wall mounted vertical radiator/towel rail, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

**OUTSIDE**

To the front of the property there is access leading to an extensive pebblestone courtyard style parking area with mature shrubs and hedgerow to side and driveway leading to a DOUBLE GARAGE with up and over door, light and power and further recessed storage/workshop area, windows to rear aspect overlooking the gardens and door leading to a side passageway with wrought iron gate to front and this in turn leads to the rear garden.

The delightful and generous mature rear gardens are a rather special feature of the property and are principally laid to lawn with a great variety of mature shrubs, bushes and well stocked borders around. There is a paved terrace immediately adjacent to the property itself and a garden storage shed to the side set behind the garage. There is also a shrub covered pergola and to the rear section of the garden there is a further secluded area with mature shrubs and trees around. Gated access in the rear corner of the garden leads to an extensive and long track which leads from Station Road and neighbouring properties also have an access over this to the rear sections of their own gardens and buildings. In all the gardens and track together extend to about 0.427 of an acre.



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>			<b>74</b>
(55-68) <b>D</b>	<b>58</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		

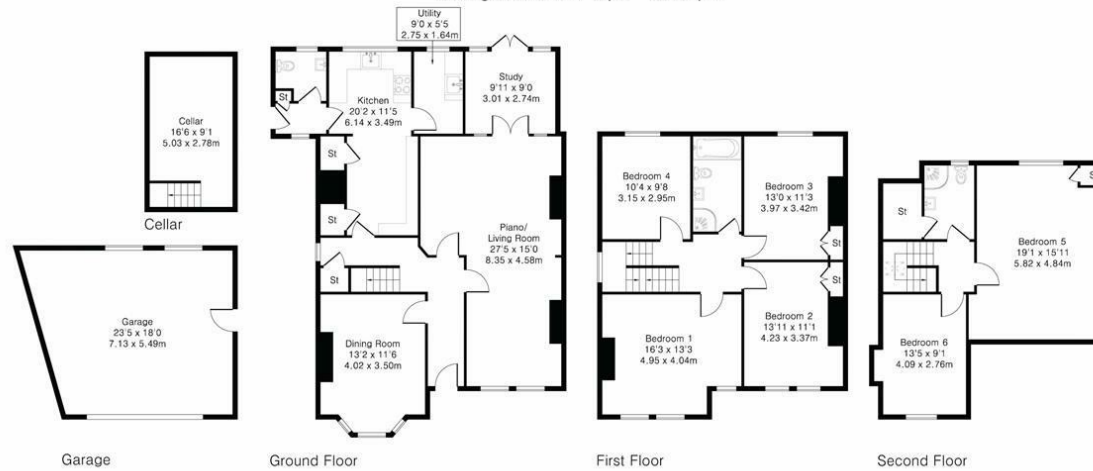


Guide Price £1,600,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council



**Approximate Gross Internal Area 2505 sq ft - 233 sq m**

Cellar Area 151 sq ft – 14 sq m  
 Ground Floor Area 1054 sq ft – 98 sq m  
 First Floor Area 759 sq ft – 71 sq m  
 Second Floor Area 541 sq ft – 50 sq m  
 Garage Area 376 sq ft – 35 sq m



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.